SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 16480 DEEDWARRSP
10/23/2017 11:00:54 AM 3 pgs
Fees: $18.00 Taxes: $555.00

20171023-0108231

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 11/13/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Walker	Jason Walker	03900001600
(NAME)	(NAME)	
1175 Justice Road	1175 Justice Road	
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	Ashland City, TN 37015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lewis Investment Company, Inc.,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jason Walker,** hereinafter called the GRANTEE(S), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 5499 Clarksville Pike, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hands this 19th day of October, 2017.

LEWIS INVESTMENT COMPANY, INC.

James A. Lewis
Vice-President

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, James A. Lewis with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Vice-President of Lewis Investment Company, Inc. and that he as such Vice-President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Vice-President

WITNESS my hand and seal this 19th day of October, 2017.

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

File No.: 12517



EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1: Being situated in the 14th, old 24th, Civil District of said Country and being more particularly described according to a survey made by Blanchard and Parrish, Surveyors, on April 19, 1938, as follows: Beginning at a stake in the southerly margin of State Highway No. 112, said point being in the westerly line of the property conveyed to Pete Colorigh or Coulridge by deed from Fred Stenberg, et al, Trustee, of record in Book 1079, page 43, Register's Office for said County; running thence northwestwardly with the southern margin of said State Highway No. 112, 22 feet to a spike in the eastern margin of a 60-foot county road called "Old Hickory Boulevard"; thence south 3 deg. 30' east with the easterly margin of said road 156.5 feet to a point, iron pin; thence running northwardly from said point north 3 deg. 30' east 143.2 feet to the point of beginning, this tract being triangular in shape and containing .033 of an acre, by survey.

Tract 2: Being situated in the 14th, old 24th, Civil District of said County, and described according to a survey made by Blanchard and Parrish, Surveyors, on April 19, 1938, as follows:

Begining at a spike in the center of the Dry Fork Road, said point being in the easterly line of the property conveyed to Innocente Collorigh by deed from Jonathan Green and wife of record in Book 61, page 166, Register's Office for said County; thence north 39 deg. west 126.2 feet along the center of said Dry Fork Road to a spike in the center of said road; thence, southerly 4 deg. 50' west 81.7 feet to an iron pin in the north margin of highway No. 112; thence south 3 deg. 30' west 226.3 feet to an iron pin in the eastern margin of Old Hickory Boulevard; thence south 87 deg. 40' east 110.5 feet to a point, the southeast corner of the property conveyed to Innocente Collorigh by said deed from Jonathan Green and wife, thence north 2 deg. 45' west with the said eastern boundary line of the property conveyed to said Innocente Collorigh 213.1 feet to the point of beginning. Included and excluded in the above description is an easement for State Highway No. 112, said highway being 70 feet wide and running in a northwesterly and southeasterly direction.

Tract 3: Being situated in the 14th Civil District of said county, and being described according to a copy of a survey made by Stephen A. Draper, surveyor, on May 6, 1954, as follows:

Begining at a point in the center line of Old Hickory Boulevard, opposite an iron pin at the southeast corner of the property conveyed to Grady Proctor by deeds of record in Book 1085, Page 105, and Book 1088, page 28, Register's Office for said County; thence along Proctor's line, south 87 deg. 33' east 140.5 feet to a point; thence with Proctor's east line, north 2 deg. 38' west 120 feet to the center line of Highway No. 112; thence with the center line of same, south 54 deg. 25' east 122.4 feet to a point; thence leaving said highway, south 36 deg. 23' west 148.7 feet to a point; thence south 5 deg. 18' east 114.8 feet to an iron pin in the north line of the Rice & Howell land; thence with their line, south 87 deg. west 157.5 feet to the beginning, containing 0.92 acre, more of less.

Being the same property conveyed to Lewis Investment Company, Inc, a Tennessee Corporation by Warranty Deed from Arthur L. Fisk III, unmarried recorded on November 5, 2003, of record in Instrument No. 20031105-0162273, Register's Office for Davidson County, Tennessee.