WARRANTY DEED

Bill Garrett Davidson County
Batch# 19058 DEEDWARR
10/27/2017 02:32:34 PM 2 pgs
Fees: $13.00 Taxes: $185.00

20171027-0110547

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/19/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leah M. Sawyer	Leah M. Sawyer	Map 048
(NAME)	(NAME)	
4139 Vester Road	4139 Vester Road	Parcel 76.00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jack B. Batson**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Leah M. Sawyer and Daniel Stephens, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Two tracts of land in the 14th formerly the 24th Civil District of Davidson County, Tennessee, as follows and designated for purposes of this deed for ease of reference as Tracts 2 and 3:

Tract 2:
Beginning at two beeches, A. J. Graves corner, and running south 16 poles to a stake on the point of a hill; thence South 46 1/2° East 48 poles to a stake and pointer on a ridge; thence North 52 1/2° East, 18 poles to a hickory; thence North 36 1/2° poles to a stake in A.J. Graves' line; thence west with said line 49 poles to the beginning, containing 11 3/8 acres, more or less.

Tract# 3:
Being described as beginning at an elm, William Stump's and A.J. Graves' corner, running north 40 degrees west 19.72 poles to a stone; thence south 1 degree west 36 poles to a stone; thence south 89 degrees east 19 poles to a stake on the east side of a dry stream; thence in a northwesterly direction 20 poles to the beginning, containing 2 1/2 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUY EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

EXCLUDED FROM TRACTS 2 AND 3: Beginning at a iron pin in the westerly margin of a 20 foot Access Road in the easterly line of Tom Hendrixson, Jr., and being the most northwesterly corner of the O.R. Graves Property of record in Book 3769, Page 403, Register's Office for Davidson County, Tennessee, thence along the westerly margin of a 20 foot private road S 23 degrees 33' 25" E, 219.93 feet to an iron pin; thence S 05 degrees 18' 27" E, 141.22 feet to an iron pin; thence S 02 degrees 24' 22" W, 109.47 feet to an iron pin; thence leaving said road

margin S 35 degrees 39' 40" E, 450.00 feet to an iron pin; thence S 36 degrees 06' 53" W 377.23 feet to an iron pin on Tom Hendrixson, Jr.'s line; thence with his line, being a fence, N 35 degrees 39' 40" W, 404.70 feet to an iron pin, corner to Hendrixson; thence still with his fence line W 07 degrees 09' 22" E, 799.37 feet to the point of beginning, containing 5.16 acres, more or less.

Being part of the same property conveyed by deeds of Instrument Nos. 20031204-0174698 and 20070706-081111, Register's Office for Davidson County, Tennessee. Said property being the same property conveyed to Jack Batson by Quitclaim deed from Edward Haggard of record in Instrument Number 20171027-0110545, Register's Office for Davidson County, Tennessee.

This conveyance is subject to that Ingress/Egress Easement which shall run with the land of record in Instrument Number 20171027-0110546, Register's Office for Davidson County, Tennessee.

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 0 Vester Road, Whites Creek, TN 37189

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 18th day of October, 2017.

Jack B. Batson

State of Tennessee
County of Davidson

Personally appeared before me Jack B. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of October, 2017.

Notary Public Sheila McCord
My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122