Bill Garrett Davidson County
Batch# 21060 DEEDWARR
11/02/2017 09:12:28 AM 4 pgs
Fees: $23.00 Taxes: $192.40
20171102-0112343

CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00.

Mandy Gomez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 2017.

Connie Cantrell
NOTARY PUBLIC

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Thomas Kyle Bates and Thomas E. Bates, Jr. 833 Salisbury Way Clarksville, TN 37043	Thomas Kyle Bates and Thomas E. Bates, Jr. 833 Salisbury Way Clarksville, TN 37043	P/O 004-00-0-007.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

LOIS A. MOSS

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

THOMAS KYLE BATES AND THOMAS E. BATES, JR.

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 08-08-17, File Number 2-372, as follows:

Beginning at a set iron rod in the west margin of Whites Creek Pike, said iron rod being located from the center line of Sycamore Creek Road along the west margin of Whites Creek Pike

NORTH 29 DEGREES 29 MINUTES 22 SECONDS WEST a distance of 28.30 feet;

NORTH 33 DEGREES 10 MINUTES 54 SECONDS WEST a distance of 402.96 feet;
NORTH 33 DEGREES 30 MINUTES 18 SECONDS WEST a distance of 201.53 feet;
NORTH 30 DEGREES 30 MINUTES 18 SECONDS WEST a distance of 92.91 feet to the Point of Beginning having a Tennessee State Plane Coordinate of N:747462.53, E: 1704735.40;

Thence continuing with the margin of Whites Creek Pike
NORTH 30 DEGREES 30 MINUTES 18 SECONDS WEST a distance of 108.62 feet;
Thence NORTH 26 DEGREES 30 MINUTES 18 SECONDS WEST a distance of 197.50 feet;
Thence NORTH 22 DEGREES 30 MINUTES 18 SECONDS WEST a distance of 197.50 feet;
Thence NORTH 18 DEGREES 30 MINUTES 18 SECONDS WEST a distance of 183.39 feet to a set iron rod and common corner to Jason Allen Wooden (Instrument Number 201508100079413) and having a Tennessee State Plane Coordinate of N:748089.22, E: 1704458.33;
Thence with said Wooden passing a wooden fence post (supposed to be Wooden's Corner) at 24 feet and continuing SOUTH 84 DEGREES 54 MINUTES 21 SECONDS EAST a total distance of 691.70 feet to an existing iron rod and common corner to Robert O. Woodard (Book 5535, Page 291; Plat Book 5210, Page 280);
Thence with said Woodard SOUTH 05 DEGREES 45 MINUTES 09 SECONDS WEST a distance of 99.59 feet to a set iron rod;
Thence with a new line SOUTH 40 DEGREES 45 MINUTES 57 SECONDS WEST a distance of 615.52 feet to a set iron rod which is the point of beginning, having an area of 234414.9 square feet, 5.38 acres

Being a portion of the same property conveyed to CHARLES E. MOSS AND WIFE, LOIS A. MOSS, by deed from LEONA MAY MOSS, of record in Book 3942, page 996, dated September 24, 1965, said Register's Office. CHARLES A. MOSS having since died leaving LOIS A. MOSS as the surviving tenant by the entirety.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

1) No mobile homes permitted
2) No swine permitted
3) No fighting chickens permitted
4) No accumulation of trash, junk or used vehicles

THESE RESTRICTIONS ARE ENFORCEABLE BY THE OWNER, HER HEIRS AND ASSIGNS, OF TRACT 2 OF THE ATTACHED EXHIBIT "A", SURVEY BY CHANDLER SURVEYING, DATED AUGUST 8, 2017, FILE NUMBER 2-372, FOR A PERIOD OF 20 YEARS FROM SEPTEMBER 20, 2017.

THIS PORTION OF PROPERTY IS NOT THE RESIDENCE OF THE GRANTOR, HER SPOUSE OR DEPENDENTS.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and 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 our hands this 30th day of OCTOBER, 2017.

INTENTIONALLY LEFT BLANK
Signatures and notary acknowledgment on next page.

Lois A. Moss

Lois A. Moss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State Lois A. Moss, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of October, 2017.

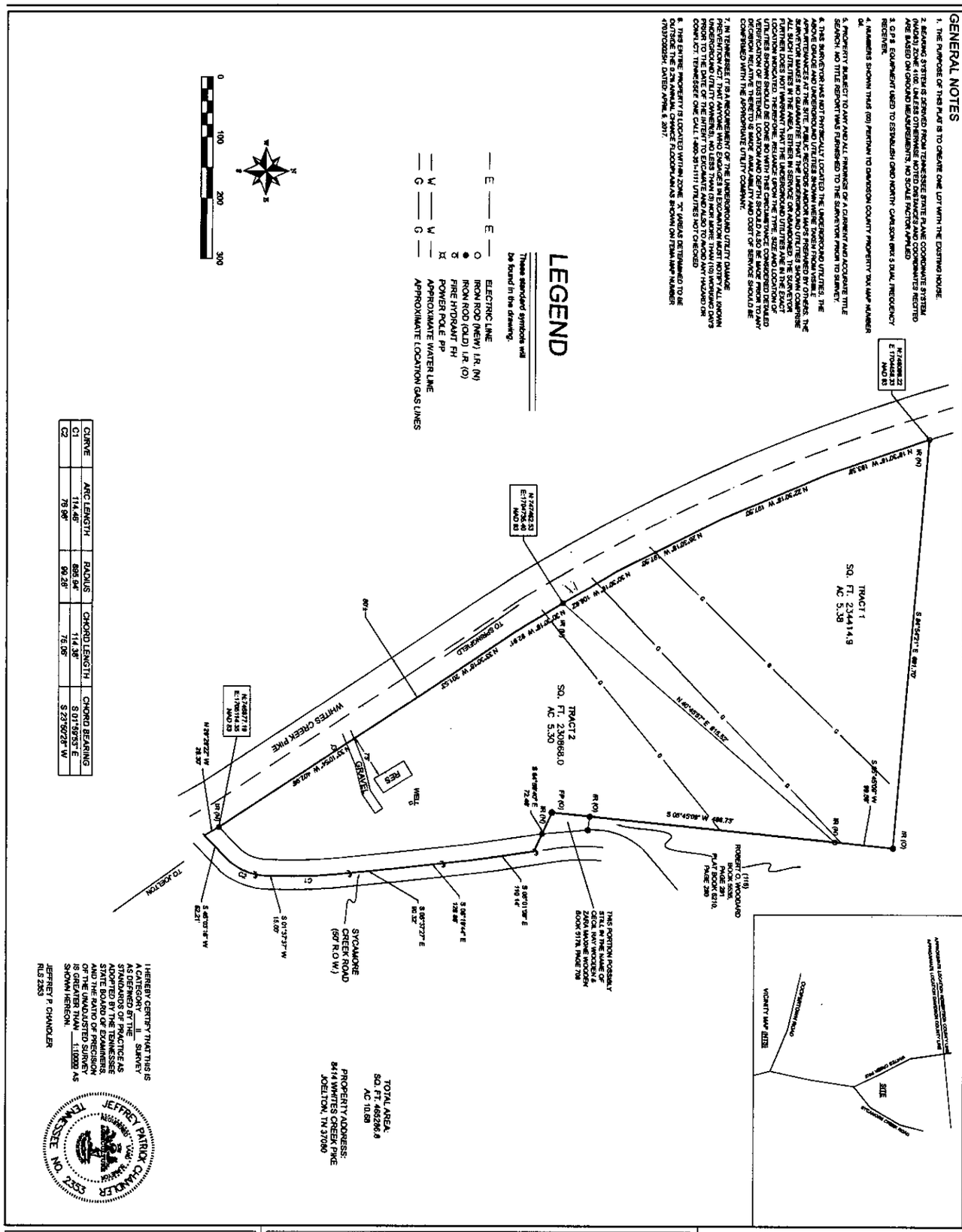
Howard M. Skipworth

Notary Public

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

My commission expires:_____

Ex "A"



BOUNDARY DIVISION

DRAWN	DATE	MAP AND PARCEL
JC	06-06-17	MAP 4, PARCEL 7
APPROVED	DATE	CURRENTLY ZONED
JC	06-06-17	AR2A
SCALE	SHEET	PROJECT NO.
1" = 100'	ONE OF ONE	2-372

PROJECT INFORMATION:
TRACT AND IMPROVEMENTS
BEING THE SAME PROPERTY DESCRIBED IN
BOOK 3942, PAGE 996,
REGISTER'S OFFICE OF DAVIDSON COUNTY, TN

CLIENT INFORMATION: CHARLES E. & LOIS A. MOSS
8414 WHITES CREEK PIKE
JOELTON, TN 37080

REVISIONS

CHANDLER SURVEYING
3421 COOPER NICHOLSON ROAD
PLEASANT VIEW, TN. 37146
(615) 746-5900 FAX (615) 746-6420
email: chandlersurv@yahoo.com