Bill Garrett Davidson County
Batch# 22029 DEEDWARR
11/03/2017 11:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,452.25
20171103-0113148

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33950-10-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $392,500.00. Affiant Subscribed and sworn to before me this 3rd day of November, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Roger Duane Clark, Trustee 108 Lakeside Drive Goodlettsville, TN 37072	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	Map and Parcel No.: 011 15 0 A 007 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joy Mayfield, an unmarried woman, and John T. Pigg, Jr., an unmarried man (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Roger Duane Clark, Trustee of the Lakeside Land Trust under agreement dated October 23, 2017, WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY ("Grantee")**, his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 108 Lakeside Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 3rd day of November, 2017.

John T. Pigg Jr. by Kelly E. Cox as his Attorney in Fact

John T. Pigg, Jr. by Kelly E. Cox
as his Attorney in Fact

Joy Mayfield by Kelly E. Cox as her Attorney in Fact

Joy Mayfield by Kelly E. Cox
as her Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly E. Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Joy Mayfield and John T. Pigg, Jr., and she is authorized by Joy Mayfield and John T. Pigg, Jr. to execute this instrument on their behalf.

Witness my hand and seal, at Office, this 3rd day of November, 2017.

NOTARY PUBLIC
My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 7, on the Plan of Lakewood Farm Subdivision, as shown on the plan of record in Book 4860, page 102, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the southwesterly margin of common elements same point being the northwest corner of Building Site No. 8 and the northeast corner of this tract; thence running with the line between said lots South 46 deg. 30' West 307.0 feet to a point; thence North 44 deg. 06' West 94.6 feet to a point; thence South 45 deg. 54' West 95.0 feet to a point; thence South 44 deg. 06' East 83.7 feet to a point; thence South 46 deg. 30' West 329.7 feet to a point on the northeasterly margin of the access which leads to Lickton Pike; thence running along said access North 44 deg. 18' West 359.8 feet to a point; thence North 32 deg. 43' East 461.7 feet to a point; thence N. 13 deg. 49' East 437.9 feet to a point; thence South 43 deg. 46' East 295.8 to a point; thence South 32 deg. 31' East 428.1 feet to the point of beginning, containing 8.75 acres, more or less.

Being the same property conveyed to Joy Mayfield and John T. Pigg, Jr., as joint tenants with right of survivorship, by Quitclaim Deed date February 22, 2005 from E.L. Edwards, III, Trustee of record in Instrument No. 20050225-0020965, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018 and subsequent years, which have been assumed by Grantee. Map and Parcel No. 011 15 0 A 007 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lakewood Farm, of record in Book 5031, page 812, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 4860, page 102, Register's Office for Davidson County, Tennessee.
5. Easement for right of way as evidenced in Deed Book 492, page 459 and described in Book 5019, page 188, Register's Office for Davidson County, Tennessee.
6. Rights of others in and to the cemetery located on subject property and the rights of ingress and egress thereto.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

