WARRANTY DEED

Bill Garrett Davidson County
Batch# 27434 **DEEDWARR**
11/17/2017 02:00:10 PM 2 pgs
Fees: $13.00 Taxes: $296.00

20171117-0118418

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 9.16.2020

(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
Bryan Wicks		
(NAME)	(NAME)	
6800 Clarksville Highway	SAME	014-00-0-018.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, we, **Robert Davis and Wife, Patricia Davis**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bryan Wicks, a married person**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described partially according to a survey made by H. Gee, surveyor, dated June 11, 1959, as follows:
Beginning at an iron pin in the northerly margin of Clarksville Highway, said point being located in a westerly direction 581.75 feet, more or less, from Williams corner, said point also being located 290 feet, more or less, in an easterly direction from the center line of Harper Road; thence leaving said Clarksville Highway, N 15 degrees 56 minutes E, 212.60 feet to an iron pin; thence S 71 degrees 9 minutes 15 seconds E, 80 feet, more or less, to an iron pin; thence S 16 degrees 31 minutes W, 232.72 feet to an iron pin in the northerly margin of Clarksville Highway; thence along the said margin of said Highway and in a westerly direction 81.22 feet, more or less, to the point of beginning, containing 0.40 acres, more or less.

Being the same property conveyed to Robert Davis and wife, Patricia Davis by Warranty Deed from George William McCormack, Jr., and wife, Mable Joy McCormack and Mark Dale McCormack, unmarried, dated 09/22/2006, recorded on 09/26/2006 of record in Instrument No. 20060926-0119058, in the Register's Office for Davidson County, Tennessee.

Right of Buyer to have the right to clear all vegetation, remove trees, bushes, undergrowth and other obstructions which in Grantee's opinion interfere with the operation and maintenance of the sanitary sewer and field lines to the septic tank as provided for in the easement for septic tank and drain field in instrument 20100218-0012487 and 20101020-0084113, RODC. Easement for Construction, Operation and Maintenance of Sanitary Sewer Lines and Related Facilities of record in Instrument No. 20100218-0012487, in the Register's Office for Davidson County, Tennessee. Easement for Septic System and Drain Field of record in Instrument No. 20101020-0084113, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record. Such right as stated herein should run with the land and be binding upon Grantor's heirs successors and assigns.

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 6800 Clarksville Highway, Joelton, TN 37080
(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), 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), 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 15th day of November, 2017.

Robert Davis

Patricia Davis

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 15th day of November, 2017.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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