Bill Garrett Davidson County
Batch# 35582 DEEDWARR
12/11/2017 08:44:39 AM 2 pgs
Fees: $13.00 Taxes: $625.30
20171211-0125660

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
CIARA PROPERTIES, a Tennessee General Partnership 510 S. Main Street Springfield, Tennessee 37172	Same	P/O 024-00-0-034.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. GARY TOWNES AND VICKI LYNN TOWNES, by her Specific Power of Attorney in Fact, J. Gary Townes, IN EQUAL SHARES AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF NINA BROWN TOWNES**, have this day bargained and sold, and do hereby transfer and convey unto the said **CIARA PROPERTIES, a Tennessee General Partnership,** its successors, and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract II:

Beginning at an iron pin (new), in the easterly margin of Brick Church Pike, said iron pin being located from an iron pin (new), in the easterly margin of Brick Church Pike, the southwest corner of a tract of land which belongs to Dwain C. Davenport, Jr., having a deed reference in Deed Book 7302, Page 257, RODCT; S 19°25'09" E, 365.37 feet; thence, S 19°56'13" E, 37.45 feet, to the point of beginning, the northwest corner of this tract and continuing with a new line, as follows: N 75°46'54" E, 557.95 feet to an iron pin (old), the southwest corner of a tract of land which belongs to Mark A. Gregory, having a deed reference in Instrument No. 20050719-0083722, RODCT; thence, S 86°28'33" E, passing a common corner of said tract of land which belongs to Mark A. Gregory, and a tract of land which belongs to Robert Link, having a deed reference in Instrument No. 20021107-0137684, RODCT, and continuing on in all, 667.61 feet to an iron pin (old), in the southerly boundary of said tract of land which belongs to Robert Link; thence with a new line, as follows:S 13°56'22" W, 116.70 feet to an iron pin (new); thence, S 81°24'27" W, 654.13 feet to an iron pin (new); thence, S 85°24'02" W, 473.23 feet to an iron pin (new), in the easterly margin of Brick Church Pike; thence with the easterly margin of Brick Church Pike, as follows: N 21°49'08" W, 115.20 feet; thence with a curve to the right, having a radius of 2071.50 feet, an arc distance of 49.31 feet, and a chord bearing and distance of N 21°08'13" W, 49.31 feet, to the point of beginning, containing 5.15 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated August 16, 2017.

Being part of the same property conveyed to James V. Townes and wife, Nina Brown Townes, by deed from Mrs. Alma Foster and husband R.D. Foster, of record in Book 2481, page 521, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to James V. Townes and wife, Nina B. Townes by deed from J. B. Jackson and wife, Jessie B. Jackson, recorded in Book 2904, page 102, said Register's Office. Further being part of the same property conveyed to James V. Townes and wife, Nina Brown Townes, as tenants in common by deed from James V. Townes and wife, Nina Brown Townes (the same person as Nina B. Townes), recorded as Instrument No. 200007130069337, in said Register's Office. The said James V. Townes having died leaving, Nina Brown Townes, as the surviving tenant by the entirety. The said Nina Brown Townes having since died. The Last Will and Testament of Nina Brown Townes, of record as part of Docket No. 16P-1662 in the Probate Clerk's Office for said County, devised her interest in the subject property to J. Gary Townes and Vicki Lynn Townes in equal shares.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $169,000.00.
Subscribed and sworn to before me,
this 29 of November, 2017.
My Commission Expires/ 2/23/2020

Affiant

Notary Public

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever we covenant that we 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 29 day of November, 2017.

J. GARY TOWNES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **J. GARY TOWNES,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29 day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

Vicki Lynn Townes by J. Gary Townes atty in fact

VICKI LYNN TOWNES AS DEVISEE UNDER THE LAST WILL AND TESTAMENT OF NINA BROWN TOWNES, by her Specific Power of Attorney, J. Gary Townes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the said County and State, personally appeared, J. GARY TOWNES, Specific Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges that he executed the within instrument for the purposes therein contained, and who further acknowledges that he is authorized to execute this instrument on behalf of Vicki Lynn Townes as her Specific Attorney-in-Fact.

Witness my hand and official seal in Goodlettsville, Tennessee, this 6 day of December, 2017.

Notary Public

My Commission Expires: 12/23/2020