Bill Garrett Davidson County
Batch# 39885 DEEDWARR
12/20/2017 11:16:37 AM 2 pgs
Fees: $13.00 Taxes: $813.23
20171220-0129577

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,793.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(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
David Briggs	Caliber Home Loans, Inc.	014-00-0-116.00
(NAME)	(NAME)	
6796 Clarksville Pike	3701 Regent Blvd. Ste. 180	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Irving, TX 75063	
(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 B. Davis Jr. and Wife, Patricia L. Davis**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David Briggs and Ronnie Ward, a married couple**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT 1: Land in the 14th, formerly 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 500.53 feet, more or less, from William's corner; said point also being located 371.22 feet, more or less, in an easterly direction from the center line of Harper Road; thence leaving said Clarksville Highway North 16 degrees 31' East 232.72 feet to an iron pin; thence South 71 degrees 9' 15" East 180 feet, more or less, to a point; thence South 13 degrees 47' 10" West 281.71 feet to a point in the northerly margin of Clarksville Highway; thence along the said margin of said highway and in a westerly direction 200.25 feet, more or less, to the point of beginning, containing 1.10 acres, more or less.
TRACT 2: Land in the 14th, formerly 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 William's corner; thence along the said margin of said Highway and in a westerly direction 300.28 feet, more or less, to a point; thence leaving said Highway, North 13 degrees 47' 10" East 281.71 feet to a point; thence South 76 degrees 32' 38" East 290.23 feet, more or less, to an iron pin in William's line; thence along William's line South 13 degrees 56' 34" West 363.77 feet to the point of beginning, containing 2.15 acres, more or less.

Being the same property conveyed to Robert B. Davis, Jr. and wife, Patricia L. Davis by Warranty Deed from Lemon Kirby and wife, Peggy A. Kirby, dated 08/01/1986, of record in Book 6937, Page 130, in the Register's Office for Davidson County, Tennessee.

Easement for Construction, Opertion 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 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 6796 Clarksville Pike, 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 18th day of December, 2017.

Robert B. Davis Jr.

Patricia L. Davis

State of Tennessee
County of Wilson

Personally appeared before me Robert B. Davis Jr. and Patricia L. 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 18th day of December, 2017.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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