Bill Garrett Davidson County
Batch# 41753 DEEDWARR
12/27/2017 02:31:06 PM 2 pgs
Fees: $13.00 Taxes: $333.00
20171227-0131377

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, Noe, & Newcomb
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

Dorothy Surratt

TO: James Patrick Clarke, III and wife,
Jill Cook Clarke
725 DARDEN PL
NASHVILLE, TN 37205

MAP & PARCEL:
141-00-0-054.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Dorothy Surratt, Grantor herein; have bargained and sold and by these presents do convey unto James Patrick Clarke, III and wife, Jill Cook Clarke, Grantees herein, their successors and assigns, the following described property:

A parcel of land in the Ninth Civil District of Davidson County, Tennessee, on Harpeth River, being a portion of a tract owned by George Thomas Stephens and of record in Book 3709, page 608, Register's Office for Davidson County, Tennessee, surveyed the 10th of September, 1968, by S.H. Hutchison as follows:

BEGIN Lot No. 3 at iron stake in TVA South line, the same being the northeast corner of Lot No. 2; thence with TVA property line south 87 degrees 30 minutes east passing an iron stake in line at 250 degrees, in all 425 feet more or less to point in Harpeth River; thence down said river as follows: South 25 degrees west 344 feet to point; south 26 degrees west 165 feet to point; south 51 degrees west 214 feet to point; south 70 degrees west 264 feet to point; north 89 degrees west 164 feet more or less to point in river, the southeast corner of Lot No. 2; thence with easterly line of Lot No. 2 as follows: North 35 degrees 30 minutes east passing an iron stake in line on bank of river 575 feet more or less to an iron stake by a corner fence post; north 3 degrees 45 minutes east 227.4 feet to point of beginning, containing 5.58 acres, being the same more or less.

Property conveyed to Dorothy L. Surratt, a widow, from Dorothy L. Surratt, Personal Representative for the Estate of James O. Surratt by Warranty Deed dated November 21, 2006 and recorded November 22, 2006 of record as Instrument No. 20061122-0144838, Register's Office of Davidson County, Tennessee.

Property previously conveyed to James O. Surratt and wife, Dorothy L. Surratt from Ernest E. Williams and wife, Mary L. Williams by Warranty Deed dated May 17, 1999 and recorded May 18, 1999 of record in Book 11483, page 620, said Register's Office.

This conveyance is subject to the lien of 2018 Davidson County property taxes payment of which is assumed by grantees herein. This conveyance is also subject to Overhead Line Easement granted to Electric Power Board of the Metropolitan Government of Nashville and Davidson County of record in Book 7693, page 195, Register's Office of Davidson County, Tennessee; Easement for ingress and egress as set out in Deed of record at Book 2486, page 521, said Register's Office; Title to that portion of the land lying below the ordinary low water mark of the Harpeth River; Easement for the flow of the waters of the Harpeth River and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the waters of Harpeth River, free from diminution or pollution; Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Harpeth River; and all other matters of record.

This is unimproved property known as 8291 Coley Davis Rd, Nashville, TN 37221 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 20th day of December, 2017.

Dorothy L. Surratt
Dorothy Surratt

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ DAVIDSON MB

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dorothy Surratt, the within named bargainor, 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. WITNESS my hand, at office, this the 20th day of December, 2017.

Martha Brooke Martin
NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/17/21

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Jai Cook Clarke
Affiant

SWORN to and subscribed before me,

this the 20th day of December, 2017.

Martha Brooke Martin
NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/17/21