Bill Garrett Davidson County
Batch# 43593 DEEDWARR
01/02/2018 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $240.13
20180102-0000635

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $64,900.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2017.

Notary Public

My commission expires: 11/17/18

RACHEL BELLAMY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lyndse J. Hall	AGENT OWNER	**02200015000**
2878 Claylick Road		
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Samuel Darryl Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lyndse J. Hall, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land situate in the 10th Civil District of Davidson County, Tennessee, described as follows, to-wit:
Beginning at a new iron pin in the Northern margin of Clay Lick Road, said pin being approximately 3238.6' feet at a bearing
South 79 degrees 55 minutes 3 seconds East from intersection of Union Hill Rd. and Clay Lick Road; thence leaving said margin
along Louis White Property (Book 7829, Pg 49) North 11 degrees 20 minutes 46 seconds East 171.90 feet to an iron pin; thence
North 51 degrees 27 minutes 44 seconds East 486.03 feet to an iron pin; thence South 86 degrees 47 minutes 44 seconds East at a
length of 37.85 feet to an iron pin; thence along Randy Pitt Property (DB 20130118-0006209) South 34 degrees 49 minutes 35
seconds East a distance of 480.55 feet to an iron pin in the northern margin of Clay Lick Road; thence following said margin a
curve to the right with a delta of 13 degrees 23 minutes 23 seconds, a radius of 856.89 feet, a chord bearing of South 85 degrees 38
minutes 32 seconds West and chord distance of 199.80 feet, equaling an arc length of 200.25 feet to an iron pin; thence continuing
said margin North 87 degrees 39 minutes 46 seconds West 132.14 feet to an iron pin; thence continuing said margin a curve to the
left with a delta of 15 degrees 38 minutes 13 seconds, a radius of 645.00 feet, a chord bearing South 84 degrees 31 minutes 07
seconds West and chord distance of 175.49 feet, equaling an arc length of 176.03 feet to an iron pin; thence continuing said margin

South 76 degrees 42 minutes 01 seconds West 167.89 feet to an iron pin; thence continuing said margin a curve to the right with a
delta of 07 degrees 28 minutes 59 seconds, a radius of 442.18 feet, a chord bearing of South 80 degrees 26 minutes 30 seconds West
and chord distance of 57.71 feet, equaling an arc length of 57.75 feet to the point of beginning having an area of 4.14 acres as
surveyed by Ben R. Weakley, RLS 1457 of Weakley Brothers Engineering on December 12, 2017. Job No. 17-628.

Being the same property conveyed to Samuel Daryl Sanders, by Quitclaim Deed, from Martha Hunter Sanders, dated June 16, 2009, of record in Instrument No. 20090617-0056459, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2878 Claylick Road, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their heirs and 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.

Samuel Darryl Sanders Date: 12/29/17

STATE OF Tennessee

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Samuel Darryl Sanders, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2017.

Rachel Bellamy
NOTARY PUBLIC

RACHEL BELLAMY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 11/17/18

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER