Bill Garrett Davidson County
Batch# 45817 **DEEDWARR**
01/09/2018 09:43:11 AM 3 pgs
Fees: $18.00 Taxes: $369.63

20180109-0002694

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

W. A. S. III
Affiant

Subscribed and sworn to before me, this 5TH DAY OF JANUARY, 2018.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Arthur Smotherman III dba Arthur the Plumber	WILLIAM ARTHUR SMOTHERMAN (NAME)	
P O BOX 340 (ADDRESS)	P O BOX 340 (ADDRESS)	030-00-0-080.00
Whites Creek, TN 37189-0340 (CITY) (STATE) (ZIP)	WHITES CREEK, TN 37189 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Thomas H. Jarrett ET UX, Ginger L. Jarrett, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William Arthur Smotherman III dba Arthur the Plumber, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY MARGIN OF OLD HICKORY BLVD. AND THE NORTHERLY MARGIN OF CLARKSVILLE HWY; THENCE NORTH 01° 24' 00" EAST 143.55 FEET TO A POINT; THENCE NORTH 03 ° 31' 05" EAST 55.22 FEET TO A IRON PIN; THENCE NORTH 88° 00' 00" EAST 139.54 FEET TO A POINT IN A RAVINE; THENCE SOUTH 02° 00' 00" WEST 311.29 FEET TO A PK NAIL; THENCE NORTH 51° 32' 23" WEST 173.02 FEET TO THE POINT OF BEGINNING CONTAINING 0.81 ACRES, MORE OR LESS, ACCORDING TO SURVEY PREPARED BY PHILLIP E. HOLMES, JR., TN RLS #1728, VOLUNTEER LAND SURVEYING SERVICES, P. O. BOX 368, LEBANON, TN 37088, DATED 9/08/14 FILE # 14032.

BEING THE SAME PROPERTY CONVEYED TO THOMAS H. JARRETT ET UX, GINGER L. JARRETT BY WARRANTY DEED FROM CARL EDWARD LEWIS, JR., OF RECORD IN BOOK 8603, PAGE 417 REGISTER'S OFFICE FOR DAVIDSON COUNTY , TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 5490 Clarksville Highway, Whites Creek, TN 37189
(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 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 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 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.

Witness my/our hand(s) this 5th day of January, 2018.

WARRANTY DEED
(Continued)

Thomas H. Jarrett

Ginger L. Jarrett

STATE OF Tennessee

COUNTY OF Davidson

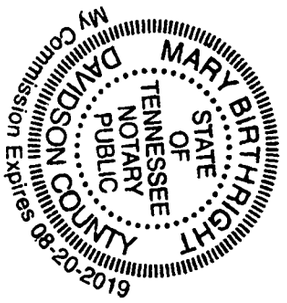
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas H. Jarrett ET UX, Ginger L. Jarrett, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of January, 2018.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

GENERAL NOTES

1. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2. PARCEL NUMBERS SHOWN THUS (00) REFER TO COUNTY TAX MAP 30 PARCELS 80.
3. UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
3. TITLE COMMITMENT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. FILE NUMBER 142717 DATED 6/22/14
5. THE CABLE SHOWN IN THE GENERAL PERMIT GRANTED TO SOUTHERN BELL IN BK. 1595, PG. 516 DOES NOT EXIST TODAY.

   THE ANCHOR MENTIONED IN THE GRANT OF EASEMENT TO N.E.S. IN BK. 1732, PG. 423 DOES NOT EXIST TODAY.
6. DEED REFERENCE FOR THE PROPERTY SURVEYED IS BK. 8603, PG. 417 AS OF RECORD IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SURVEYOR'S CERTIFICATE

TO: PINNACLE BANK, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND TUNE, ENTREKIN AND WHITE PC

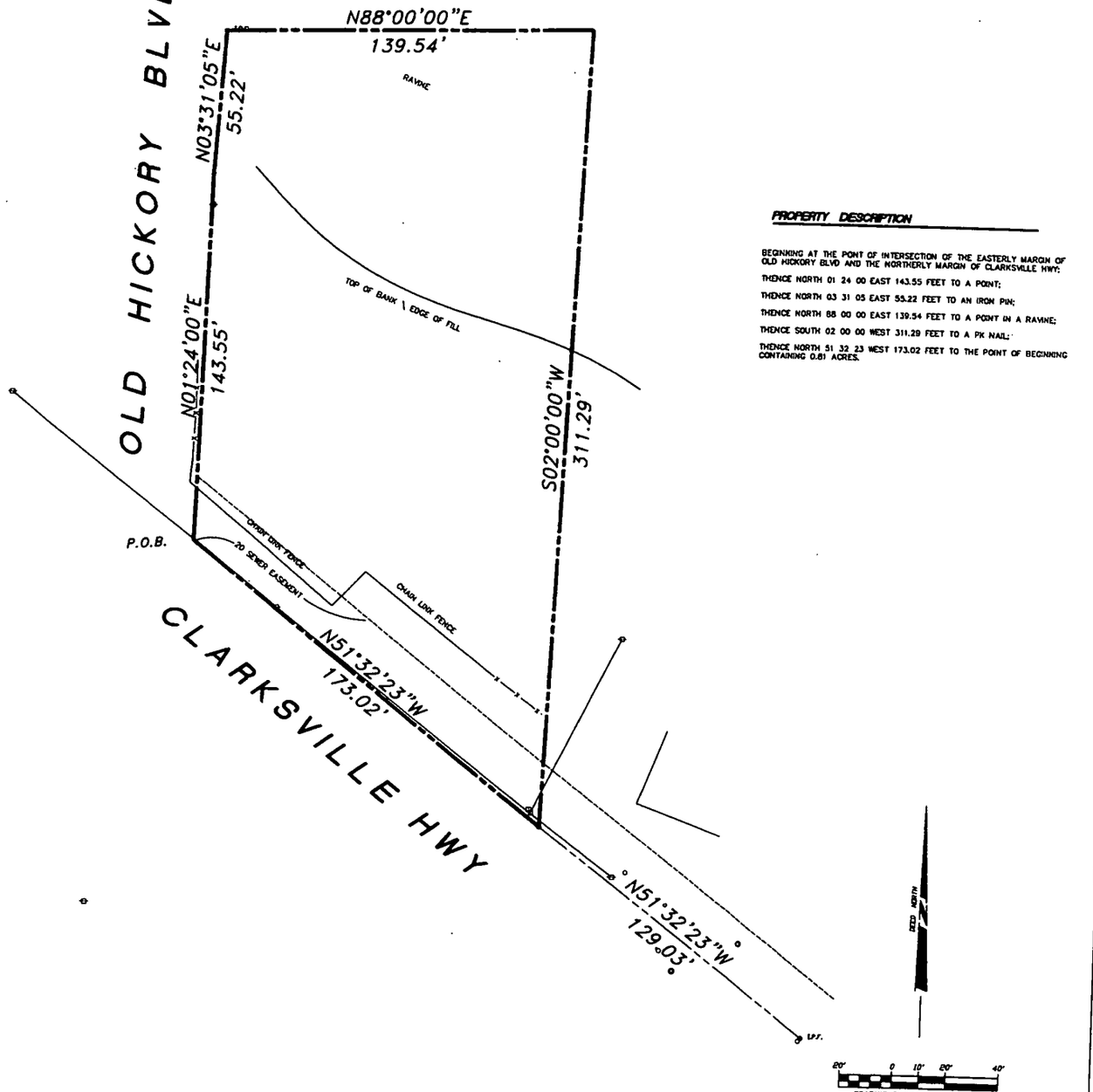
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE AND UNDER THE AUTHORITY OF TCA 62-18-126 FOR SURVEYORS IN TENNESSEE AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.

PHILLIP E. HOLMES JR. REGISTERED LAND SURVEYOR TENNESSEE NO. 1726

PHILLIP E. HOLMES, JR. RLS # 1726

LEGEND

GAS METER
GAS VALVE
WATER VALVE
WATER METER
FIRE HYDRANT
P.K. NAIL FOUND — O P.K.F.
IRON PIN FOUND — ● I.P.F.
CLEAN-OUT — o
SIGN POST
UTILITY POLE
LIGHT POLE — OH
PROPERTY LINE
EDGE OF CONC.
SETBACK LINE
WALL
WATER LINE — W — 6"
SEWER LINE — SA — 8"
GAS LINE — G — 4"
STORM SEWER — ST — 12"
OVERHEAD LINE — OH



PROPERTY DESCRIPTION

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY MARGIN OF OLD HICKORY BLVD AND THE NORTHERLY MARGIN OF CLARKSVILLE HWY;

THENCE NORTH 01 24 00 EAST 143.55 FEET TO A POINT;

THENCE NORTH 03 31 05 EAST 55.22 FEET TO AN IRON PIN;

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THENCE SOUTH 02 00 00 WEST 311.29 FEET TO A PK NAIL;

THENCE NORTH 51 32 23 WEST 173.02 FEET TO THE POINT OF BEGINNING CONTAINING 0.81 ACRES.

VOLUNTEER LAND SURVEYING SERVICES
PO BOX 388 , LEBANON, TENNESSEE 37088
615-504-3368

DATE OF SURVEY: 09/08/14
REVISION
DRAWN BY: PHILLIP E. HOLMES, JR.

AS-BUILT SURVEY

5490 CLARKSVILLE PIKE

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

FILE NUMBER 14032