Bill Garrett Davidson County
Batch# 52785 **DEEDWARR**
01/29/2018 03:22:27 PM 2 pgs
Fees: $13.00 Taxes: $518.00

20180129-0009171

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

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
Willie Joe Collins, a married person and Anthony Lee Collins, a married person	Willie Joe Collins and Anthony Lee Collins (NAME)	
2101 Boat Factory Rd. (ADDRESS)	New Owner (ADDRESS)	022-00-0115.00
Pleasant View, TN 37146 (CITY) (STATE) (ZIP)	address (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 Adeel & Sams Rentals LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Willie Joe Collins, a married person and Anthony Lee Collins, a married person, 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 LYING IN DAVISON COUNTY, TENNESSEE, BEGINNING AT AN IRON PIPE IN THE SOUTHERLY MARGIN OF CLAYLICK ROAD AND BEING JOHNSON & REDIKER'S NORTHEAST CORNER; THENCE WITH SAID MARGIN NORTH 83 DEGREES 00' EAST 384 FEET TO AN IRON PIN, BEING THE BEGINNING OF A CURVED LINE TO THE LEFT HAVING A RADIUS OF 741.3 FEET; THENCE WITH SAID CURVED LINE TO THE NORTHEASTWARDLY 176.3 FEET TO APPOINT IN THE ORIGINAL NORTH BOUNDARY OF THE CAPTIONED PROPERTY; THENCE WITH SAID BOUNDARY LINE NORTH 87 DEGREES 45' EAST, 251.9 FEET TO AN IRON PIN AND A PILE OF ROCKS IN A STUMP HOLE POINTED OUT BY REDINGS AND JOHNSON AS BEING THE CORNER OF REDINGS PROPERTY; THENCE WITH REDINGS WEST BOUNDARY LINE SOUTH 1 DEGREE 45' WEST 199 POLES; THENCE NORTH 88 DEGREES WEST 31 POLES TO JOHNSON & REDIKER'S EAST BOUNDARY LINE; THENCE WITH SAID BOUNDARY LINE NORTH 4 DEGREES WEST 192 POLES MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 49.0 ACRES BY SCALE CALCULATIONS.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM.

BEING A TRACT OR PARCEL OF LAND LYING IN THE 14TH CIVIL DISTRICT OF DAVISON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY BURNS & ASSOCIATES INC., DATED DECEMBER 18, 2002.
BEGINNING AT AN IRON ROD (NEW) AT THE NORTHWEST MOST CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY MARGIN OF CLAYLICK ROAD, AND 25 FEET FROM THE CENTERLINE OF CLAYLICK ROAD, SAID POINT ALSO BEING LOCATED NORTH 83 DEGREES 05 MINUTES 53 SECONDS EAST, 350.69 FEET, FROM A FENCE CORNER POST, SAID FENCE CORNER POST, BEING THE NORTHWEST MOST CORNER OF A PARCEL BELONGING TO MARVIN AND JUDY MOON, AS EVIDENCED IN BOOK 5094, PAGE 800 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID FENCE CORNER POST, ALSO BEING THE NORTHEAST MOST CORNER OF A PARCEL BELONGING TO JOHNNIE & LELA JOHNSON, AS EVIDENCE IN BOOK 20010409, PAGE 0034305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE; ALONG THE MARGIN OF CLAYLICK ROAD, PARALLEL TO AN 25 FEET FROM THE CENTERLINE OF SAID ROAD, NORTH 83 DEGREES 05 MINUTES 53 SECONDS EAST, 33.00 FEET, TO AN IRON ROD (OLD), THENCE; CONTINUING ALONG SAID MARGIN, AROUND A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 639.67 FEET, AND AN ARC LENGTH OF 176.86 FEET, NORTH 76 DEGREES 11 MINUTES 33 SECONDS EAST, 176.29 FEET, TO AN IRON ROD (OLD), THENCE; LEAVING SAID MARGIN, NORTH 87 DEGREES 37 MINUTES 52 SECONDS EAST 79.00 FEET, TO AN IRON ROD (NEW), SAID POINT BEING THE NORTHEAST MOST CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT ALSO BEING LOCATED SOUTH 87 DEGREES 37 MINUTES 52 SECONDS WEST, 171.61 FEET, FROM AN IRON ROD (OLD), SAID IRON ROD (OLD) BEING THE NORTHEAST MOST CORNER OF THE AFOREMENTIONED

WARRANTY DEED
(Continued)

PARCEL BELONGING TO MARVIN & JUDY MOON, AND THE NORTHWEST MOST CORNER OF A PARCEL BELONGING TO RONALD WALLER, AS EVIDENCED IN BOOK 11530, PAGE 973, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, THENCE; ALONG A NEW LINE, SOUTH 2 DEGREES 15 MINUTES 00 SECONDS EAST, 641.63 FEET, TO AN IRON ROD (NEW), THENCE; ALONG A NEW LINE, SOUTH 89 DEGREES 57 MINUTES 16 SECONDS WEST, 363.81 FEET, TO AN IRON ROD (NEW), THENCE; ALONG A NEW LINE, NORTH 2 DEGREES 15 MINUTES 00 SECONDS WEST, 48.50 FEET, TO AN IRON ROD (NEW), THENCE; ALONG A NEW LINE, NORTH 43 DEGREES 07 MINUTES 23 SECONDS EAST 59.27 FEET, TO AN IRON ROD (NEW), THENCE; ALONG A NEW LINE, NORTH 29 DEGREES 31 MINUTES 11 SECONDS EAST, 69.80 FEET, TO THE POINT OF BEGINNING, CONTAINING 218,218.69 SQ. FT. AND/OR 5.010 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ADEEL & SAMS RENTALS, LLC BY WARRANTY DEED FROM AY RENTALS, LLC OF RECORD IN INSTRUMENT NO. 20160713-00716547 AND AS CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20171214-0127585. 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 ( )
This is improved (X) property, known as 2833 Clay Lick Road, Nashville, 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 23rd day of January, 2018.

Adeel & Sams Rentals LLC

BY: _____
Adeel Mohammad, Sole-Member

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Adeel Mohammad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Sole-Member of Adeel & Sams Rentals LLC, the within named bargainor, a Tennessee limited liability company, and that such Sole-Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Adeel & Sams Rentals LLC as Sole-Member.

Witness my hand and official seal, at office, on this the 23rd day of January, 2018.

_____
Notary Public

My commission expires: 9/25/19

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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