Bill Garrett Davidson County
Batch# 59517 DEEDWARR
02/15/2018 12:37:20 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20180215-0014941

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF February, 2018.

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G18-0906D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William Wilson, a single man (NAME)	CMG Mortgage, Inc. (NAME)	024-00-0-212.00
4861 Brick Church Pike (STREET ADDRESS)	3160 Crow Canyon Road Suite 400 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mackenzie Barkett, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Wilson, a single man,** 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:

Tract I:

Land in the Second District of Davidson County, Tennessee, described according to a survey by Donald R. Carver, Surveyor, No. 271, dated September 30, 1981, as follows:

Beginning at a point in the center of Brick Church Pike, the northeast corner of Tract 4 as divided, thence North 37°30' East for 98.00 feet to a 30" Elm tree; thence South 41°00' East for 98.00 feet to a post; thence South 71°00' East 189.00 feet to a post in the existing corner of C.H. Phelan property; thence South 41°00' West, for 64.00 feet to a point; thence South 57°00' East for 100.00 feet to a point; thence South 16°00' West for 103 feet to a point; thence South 31°30' West for 100.00 feet to a point; thence North 69°00' West for 31.00 feet to a point; thence North 23°00' West for 224.00 feet to a mulberry stump; thence North 17°00' West for 49.00 feet to a stone; thence South 85°10' West for 40.00 feet to a point in the center of Brick Church Pike; thence North 29°00' West for 275.00 feet to the point of beginning, containing 1.00 acre, more or less.

Tract II:
A certain tract or parcel of land in Davidson County, Tennessee, being Tract No. 6 and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated January 14, 1993 and revised June 11, 1993, as follows:
Tract 6: Beginning at an iron pin (new) in the margin of Brick Church Pike, a corner to Tract 3, this survey and being located from an iron pin (old), corner to Joe H. Hinton, along said pike, N 40°45'23" E 306.49 feet to said beginning point; thence from said beginning point and with the margin of said pike, N 40°45'23" E 30.00 feet to a point; thence, continuing with said margin and a curve to the left having a delta angle of 37°19'32", a radius of 199.26 feet, an arc length of 129.81, and a chord of N 22°05'37', E 127.53 feet to a point in the margin of said pike, corner to C.H. Phelan (Deed Book 5831, page 265); thence, leaving said pike and the line of said Phelan for the next eight calls as follows: N 81°02'36" E 43.32 feet; thence S 12°23'56" E 49.00 feet; thence, S 18°23'56" E 224.00 feet; thence S 66°50'44" E

31.00 feet; thence N 33°39'16" E 100.00 feet; thence, N 18°09'16" E 103.00 feet; thence N 54°50'44" W 100.00 feet; thence, N 43°09'16" E 64.94 feet to a fence post; corner to said Phelan, and in the line of Tract 2, this survey; thence, S 32°35'57" E 90.00 feet to an iron pin (new); thence, N 87°35'20" E 44.87 feet to an iron pin (new) corner to tract 3, this survey; thence S 21°38'49" W 285.35 feet to an iron pin (new); thence, S 88°19'06 W 50.00 feet to an iron pin (new); thence, N 49°14'37" W 275.00 feet to the beginning, containing 1.01 acre, more or less.

BEING the same property conveyed to Mackenzie Barkett, a single male from Eric F. Stiles, married, by Deed dated June 30, 2015, as Instrument No. 20150707-0065663, in the Register's Office for Davidson County, Tennessee.
Victoria Barkett joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Easement for private water service line as recorded in Instrument No. 20170331-0031586, Register's Office for Davidson County, Tennessee.
2. Easement for ingress/egress/utilities as recorded in Book 9086, page 161 and Book 9086, page 165, Register's Office for Davidson County, Tennessee.
3. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4861 Brick Church Pike, Goodlettsville, TN 37072.

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. Whenever 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 14th day of February, 2018.

X _____ February 14, 2018
Mackenzie Barkett Date

X _____ February 14, 2018
Victoria Barkett Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Mackenzie Barkett and Victoria Barkett, , the bargainor(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 and official seal, this 14th day of February, 2018.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066