RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810187

Bill Garrett Davidson County
Batch# 72433 DEEDWARR
03/22/2018 03:35:27 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20180322-0027269

WARRANTY DEED

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2018.

NOTARY PUBLIC

My commission expires: 7-2-18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrence Scot Clausing 4540 Brick Church Pike Whites Creek	NEW OWNER	032 00 0 189.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Five Thousand and 00/100 Dollars ($165,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOSHUA LYNN DELLINGER, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TERRENCE SCOT CLAUSING**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A tract of land located in the 10th Councilmanic District of Davidson County, Tennessee, and being part of Parcel 1 on Tax Map 32 and being more particularly described as follows:

Beginning at a set No. 5 Rebar in the West margin of Brick Church Pike at the common corner of tracts 1 and 2 and proceeding as follows: With the west margin of Brick Church Pike South 11 deg. 17' 09" East a distance of 97.79 feet to a set No. 5 Rebar; thence continuing with the West margin of Brick Church Pike around a curve to the Right, said curve having a radius of 1608.27, a length of 255.02, a chord length of 254.76, and a chord bearing of South 05 deg. 34' 23" East to a wooden post at the common corner of Tract 2 and the Helen Gray Property of record in Book 4627, page 550, RODC; thence with the common line of Tract 2 and Grays Property North 83 deg. 12' 01" West a distance of 296.90 feet to a set No. 5 Rebar; thence continuing with the common line of Tract 2 and Gray North 87 deg. 00' 00" West a distance of 924.00 feet to a set No. 5 Rebar; thence with the common line of Tract 2 and the James Jennings Property of record in Book 6231, page 39 RODC due West a distance of 280.50 feet to a set No. 5 Rebar at the common corner of Tract 2 and the Jennings Property; thence with the common line of Tract 2 and Jennings North 00 deg. 58' 03" East a distance of 326.44 feet to a set No. 5 Rebar at the common corner of Tracts 1 and 2; thence with the

common line of Tracts 1 and 2 South 87 deg. 36' 37" East a distance of 1449.92 feet to the Point of Beginning containing 10.97 acres as per survey by Maptech, Inc., John W. Burke, Jr., TN RLS No., dated 1-29-01.

Being the same property conveyed to Joshua Lynn Dellinger, unmarried, by Warranty Deed from Martha Ann Woodmore, single, dated 4/25/2017, recorded 4/26/2017, of record in Instrument #20170426-0040887, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Martha Ann Woodmore, single by deed dated 5/11/2015 of record in Instrument #20150514-0044310, said Register's Office.

The address of the herein described property is believed to be 4540 Brick Church Pike, Whites Creek, TN 37189, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of March, 2018.

JOSHUA LYNN DELLINGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Joshua Lynn Dellinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of March, 2018.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public
My commission expires: 1-8-19