Bill Garrett Davidson County
Batch# 72620 DEEDWARR
03/23/2018 11:06:24 AM 4 pgs
Fees: $23.00 Taxes: $1,642.06
20180323-0027502

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $443,800.00. Affiant Subscribed and sworn to before me, this 22nd day of March, 2018. Notary Public My Commission Expires: _____

KELLEY LYN DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 3, 2022

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Brooks and Laura Potteiger 6476 Lickton Pike Goodlettsville, TN 37072	Same as new owner	012 00 0 168.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES R. JONES, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LAURA POTTEIGER AND BROOKS POTTEIGER, wife and husband,** hereinafter called the Grantees, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT I:

A certain tract of land located in the 10th Civil District of Davidson County, Tennessee, being Tract B as shown on a survey by Barry Greer and Associates, entitled, Boundary Survey and Division of the Tinnin and Simpson Land, dated April 8, 1988, and more particularly described as follows:

Beginning at an iron pin set in the northerly right-of-way of Lickton Pike, said point being located North 74 deg. 46' 26 East, a distance of 50.49 feet from the Southwest corner of the property conveyed to Tinnin and Simpson by deed of record in Book 6881, page 959, Register's Office for Davidson County, Tennessee, and proceeding as follows: Leaving said right-of-way of Lickton Pike, and severing the land of said Tinnin and Simpson, North 23 deg. 34' 05" West, a distance of 737.09 feet to an iron pin; thence North 29 deg. 43' 48" West, a distance of 720.79 feet to an iron pin; thence South 86 deg. 21' 02" West, a distance of 291.36 fee to an iron pin; thence, North 20 deg. 39' 27" West, a distance of 646.76 feet to an iron pin set in the southerly line of the property conveyed to Arles B. Greene by deed of record in Book 6882, page 241, Register's Office for Davidson County, Tennessee. Thence with the line of said Greene, South 85 deg. 44' 35" East, a distance of 233.45 feet to an iron pin; thence leaving the line of said Greene, and severing the land of the previously mentioned Tinnin and Simpson, South 20 deg. 32' 04" East, a distance of 556.90 feet to an iron pin; thence North 86 deg. 50' 32" East, a distance of 140.83 feet to an iron pin; thence South 27 deg. 57' 46" East, a distance of 750.00 feet to an iron pin; thence South 23 deg. 41' 43" East, a distance of 744.19 feet to an iron pin set in the northerly right-of-way of Lickton Pike; thence with said right-of-way of Lickton Pike, South 74 deg. 46' 26" West, a distance of 50.17' to the beginning.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM, is that portion of land conveyed to D. Scott Parsley, by Quitclaim Deed from Ricky Parsley and wife, Jenny Parsley, dated September 12, 2000, recorded September 12, 2000, of record as Instrument No. 20000912-0090376, Register's Office for Davidson County, Tennessee.

TRACT II:

The tracts of land in Davidson County, Tennessee, being Tracts Nos. 2 and 4 on the boundary survey of a portion of the Scott and Ricky Parsley property, and being more particularly described according to the survey by Ray G. Cole, Registered Land Surveyor No. 924, Cole Land Surveying, P.O. Box 941, White House, Tennessee, 37188, dated June 7, 2000, as follows:

Tract 2: Beginning at a point, a common line between Scott Parsley (Deed Book 8804, page 752) and Ricky Parsley (Deed Book 9611, page 925), the most northerly point of this tract and being located South 20 degrees 39' 27" East a distance of 385.81 feet from a point, a common corner to Ricky & Scott Parsley; thence from said beginning point, South 20 degrees 39' 27" East, a distance of 230.95 feet to an iron pin set; thence North 27 degrees 48' 58" West, a distance of 136.65 feet to an iron pin set on the east side of a concrete drive; thence North 10 degrees 31' 55" West a distance of 96.87 feet to the point of beginning, containing 0.05 acres, more or less.

Tract 4: Beginning at a point, a common corner to Scott Parsley (Deed Book 8804, page 752) and Ricky Parsley (Deed Book 9611, page 925) and being the most northeast corner of this tract; thence South 29 degrees 43' 40" East, a distance of 53.71 feet to a point in the line of said Ricky Parsley; thence South 86 degrees 21' 02" West, a distance of 272.12 feet to an iron pin set; thence North 20 degrees 39' 27" West, a distance of 50.45 feet to an iron pin set in the line of said Ricky Parsley; thence North 86 degrees 21' 02" East a distance of 263.27 feet to the point of beginning, containing 0.30 acres, more or less.

Subject to easement for ingress and egress across Tract 4 reserved unto D. Scott Parsley as described in Quitclaim Deed of record as Instrument No. 20000912-0090377, Register's Office for Davidson County, Tennessee.

TRACT III:

The following described property in Davidson County, Tennessee:

Being a tract of land in the 10th Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Michael D. Farrell and wife, in Instrument No. 20100415-0028543, R.O.D.C.T., more accurately described as follows:

Beginning at an existing iron pin, said pin being the most Northwest corner of Michael Farrell in Instrument No. 20100415-0028543, R.O.D.C.T.; thence with said Farrell's Northerly line S 85 degrees 44 minutes 35 seconds E, 64.00 feet to a set iron pin; thence with new line S 15 degrees 09 minutes 51 seconds E, 211.99 feet to a set iron pin; thence with new line S 01 degrees 06 minutes 31 seconds E, 115.50 fee to a set iron pin in the Westerly line of previously said Farrell; thence N 20 degrees 30 minutes 33 seconds W, 346.82 feet to the point of beginning containing 0.30 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED TRACTS BUT SPECIFICALLY EXCLUDED HEREFROM is that tract or parcel of land containing 0.30 acres, more or less, and conveyed to Michael D. Farrell and Sharon R. Farrell by Quitclaim Deed from Philip O. Reed and wife, Sherry Reed, dated June 1, 2011 and of record in Instrument No. 20110603-042544, as corrected by deed of correction dated July 27, 2011 and of record in Instrument No. 20110809-0061155, said Register's Office.

Being the same property conveyed to Charles R. Jones, by deed from Philip O. Reed and Sherry Reed of record as Instrument No. 20170815-0083620, dated August 14, 2017, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive Covenants contained in instrument of record in Book 6881, page 959, said Register's Office.

3. Grant of Overhead Line Easement of record in Book 7850, page 526, said Register's Office.

4. Shared Driveway Easement of record in Book 9611, page 929, said Register's Office.

5. Ingress/Egress Easement reserved in the quitclaim deed of record as Instrument No. 20000912-0090377, said Register's Office.

6. Right-of-Way Agreement for Public Roads of record in Book 1634, page 623, said Register's Office.

7. Easement granted to South Central Bell Telephone and Telegraph of record in Book 1118, page 463, said Register's Office.

This is improved property known as: **6476 Lickton 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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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.

WITNESS my hand this 22nd day of March, 2018.

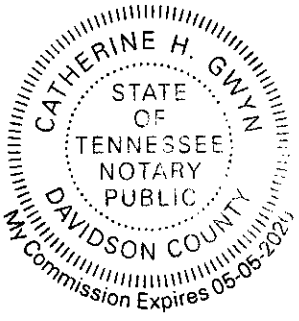
Charles R. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles R. Jones, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of March, 2018

(Seal)



Notary Public

My Commission Expires: 5.5.20