Bill Garrett Davidson County
Batch# 83526 DEEDWARR
04/23/2018 08:54:45 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20180423-0037727

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

Subscribed and sworn to before me, this 19TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

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
Cheryl R. Strickland, a single woman	New owner (NAME)	010-00-0-079.00
3112 Ivey Point Road (ADDRESS)	(ADDRESS)	010-00-0-079.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sophia K. Spencer, a widow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cheryl R. Strickland, a single woman, 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 SITUATED IN THE SECOND CIVIL DISTRICT OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY BY R. L. MONTOYA-LAND SURVEYING, DATED MARCH 13, 1990, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF IVY POINT ROAD, SAID POINT BEING THE NORTHEAST CORNER OF WALTER J. KNIGHT'S PROPERTY AS OF RECORD IN DEED BOOK 1272, PAGE 387 R.O.D.C., TENNESSEE; THENCE RUNNING WITH THE CENTER OF SAID ROAD NORTH 62 DEG. 06 MIN. 30 SEC. WEST 210.22 FEET TO A POINT; THENCE, LEAVING THE CENTER OF SAID ROAD SOUTH 44 DEG. 06 MIN. 50 SEC. WEST 26.04 FEET TO AN IRON PIN, (SET THIS SURVEY) IN THE SOUTH MARGIN OF SAID ROAD AND ALSO BEING THE POINT-OF-BEGINNING FOR THIS HEREIN DESCRIBED TRACT; THENCE, LEAVING SAID MARGIN SOUTH 44 DEG. 06 MIN. 50 SEC. SOUTH 640.66 FEET TO AN IRON PIN (SET THIS SURVEY); THENCE NORTH 50 DEG. 15 MIN. 00 SEC. WEST 400 FEET TO AN IRON PIN (SET THIS SURVEY); THENCE, NORTH 39 DEG. 45 MIN. EAST 120 FEET; THENCE THE NEXT THREE CALLS WITH THE EASTERLY LINE OF JAMES R. FIELD'S PROPERTY, OF RECORD IN DEED BOOK 6580, PAGE 203, R.O.D.C., TENNESSEE; THENCE, NORTH 66 DEG. 39 MIN. 10 SEC. EAST 296.00 FEET TO A STONE; THENCE, NORTH 15 DEG. 48 MIN. 38 SEC. EAST 201.53 FEET TO AN IRON PIN (SET THIS SURVEY) AND ALSO TO THE SOUTH MARGIN OF SAID ROAD; THENCE, CONTINUING WITH SAID ROAD, SOUTH 59 DEG. 36 MIN. 03 SEC. EAST 181.72 FEET TO AN IRON PIN (SET THIS SURVEY); THENCE, WITH A CURVE TO THE LEFT HAVING A DELTA 02 DEG. 30 MIN. 27 SEC. A RADIUS OF 4,594.22 FEET, A TANGENT OF 100.55 FEET, AND A LENGTH OF 201.06 FEET TO AN IRON PIN (SET THIS SURVEY); THENCE, SOUTH 62 DEG. 06 MIN. 30 SEC. EAST 20.00 FEET TO THE POINT-OF-BEGINNING CONTAINING 217,912 SQUARE FEET, OR 5.00 ACRES MORE OR LESS

BEING THE SAME PROPERTY CONVEYED TO SAMUEL L. SPENCER AND WIFE, SOPHIA K. SPENCER, BY WARRANTY DEED FROM LELA B. KNIGHT, A WIDOW, OF RECORD IN BOOK 8072, PAGE 34; AS CORRECTED BY DEED OF CORRECTION IN BOOK 9685, PAGE 534, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID SAMUEL L. SPENCER HAVING SINCE DIED ON JULY 1, 2009, LEAVING THE PROPERTY VESTED TO SOPHIA K. SPENCER, AS SURVIVING TENANT BY THE ENTIRETY.

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

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

unimproved ( )
This is improved (X) property, known as 3112 Ivey Point Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 19th day of April, 2018.

Sophia K. Spencer

Sophia K. Spencer

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sophia K. Spencer, a widow, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of April, 2018.

Notary Public

My Commission Expires: 7/2/2021

(SEAL)

DANIELL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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