Bill Garrett Davidson County
Batch# 90096 DEEDWARRSP
05/08/2018 11:28:09 AM 5 pgs
Fees: $28.00 Taxes: $52.72
20180508-0043994

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Janice Gail Franks, Kenneth Dale Hall & Alan Perry Hall	**(Same)**	**Part of: 085-14-0-022.00**
521 FARMER ROAD EAGLEVILLE, TN 37060		

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Susan Gentry Tarpy** (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Janice Gail Franks, Kenneth Dale Hall** and **Alan Perry Hall** (collectively, the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is part of the improved property commonly known as: **2946 Lebanon Pike, Nashville, Tennessee 37214.**

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.

The Grantor, for herself and her heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind herself and her heirs, successors and assigns, to WARRANT AND FOREVER

DEFEND all and singular the Property unto the Granteed and their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 16 day of October 2017.

GRANTOR:

Susan Gentry Tarpy by Molly McAllester Tarpy
Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State **Molly McAllester Tarpy**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Susan Gentry Tarpy** acknowledged that such person executed the same as the free act and deed of **Susan Gentry Tarpy**.

Witness my hand, at office, this 16 day of October 2017.

Notary Public

My commission expires: MAR. 8, 2021

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $14,250.00.

Affiant

Sworn to and subscribed before me on
this 7th day of ~~October~~ May 2018.

Notary Public
My Commission Expires:

YVETTE DENISE ARNOLD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2020

EXHIBIT A

[*Property Legal Description*]

Land in the 3rd, formerly the 2nd, Civil District of said County described as follows:

Beginning at an iron pin (set) in the common line of Susan Gentry Tarpy, of record in instrument No. 200001070002452, in the Register's Office for Davidson County, Tennessee and Janice Franks, of record in Instrument No.: 20110802-0059392, said Register's Office;

Said pin in lying NORTH 32°36'47" WEST a distance of 970.61 feet from the southeast corner of Tarpy, at the northerly right of way of Lebanon Road;

Thence, with a new severance line SOUTH 57°59'05" WEST a distance of 182.41 feet to an iron pin (set);

Thence, NORTH 32°25'22" WEST a distance of 213.30 feet to iron pin (set);

Thence, with the line of Franks NORTH 50°32'04" EAST a distance of 183.00 feet to an iron pin (set);

Thence, with the common line of Tarpy and Franks SOUTH 32°36'47" EAST a distance of 237.04 feet to the point of beginning.

Containing an area of 40,987 square feet or 0.941 acres, more or less.

Being part of the same property conveyed to MAURICE GENTRY AND WIFE, GARNET K. GENTRY, by deed from H.A YOUNGBLOOD AND WIFE, EDITH YOUNGBLOOD, of record in Book 2601, Page 456, dated October 19, 1956, said Register's Office. MAURICE GENTRY having since died leaving GARNET K. GENTRY, as the surviving tenant by the entirety. GARNET K. GENTRY having since died testate. Pursuant to the Last Will and Testament of GARNET K. GENTRY in Will Book 224, Page 669, Probate Court for Davidson County, Tennessee, Case No. 98P1912, said property was devised to SUSAN GENTRY TARPY, the above described tract less the exclusion referenced herein being party of said property. See also Final Order for Probate in Instrument No. 200001070002452, dated January 12, 1999, said Register's Office.

- End of Exhibit -

EXHIBIT B

[*Permitted Exceptions*]

1. The lien for property taxes for the current year which are not delinquent and subsequent years.
2. Power Line Easement(s) of record in Book 722, Page 328, said Register's Office.
3. Sanitary Sewer Easement of record in Book 5275, Page 537, said Register's Office.
4. Perpetual Easement(s) of record in Book 4764, Page 804, said Register's Office.
5. Easement(s) of record in Instrument No. 20040109-0003644, said Register's Office.

- End of Exhibit -