Bill Garrett Davidson County
Batch# 90145 DEEDWARR
05/08/2018 01:01:09 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20180508-0044057

(Space above for Recording Information)

Prepared by:
Continental Title Insurance Company
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 7th day of May, 2018.

Notary Public – Steven Richardson
My commission expires: 10/14/20

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael W Sanders 6187 Clarksville Pk Joelton, TN 37080	New Owner 6175 Clarksville Pike Joelton, TN 37080	**021-00-0-080.02 & 229.00**

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel R Clark and Katherine A Clark Husband and Wife**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Michael W Sanders and Naina H Solanki Husband and Wife**, 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 No. I: Land in the 1st Metropolitan District of Nashville and Davidson County, Tennessee formerly the 14th Civil District of said County, on the southwesterly side of U.S. Highway 41-A, more particularly described as follows:

Beginning at a sweet gum tree in the north line of Potters Nursery, same being the southwest corner of Tract No. 1 to Glen A. Bauman and wife, and south 80 deg. west 207 feet from Huston Wilson's southwest corner thence with Potters north line south 80 deg. West 180 feet to an iron stake in Potters line; thence leaving Potters line going north 5 deg. west 247 feet to an iron stake; thence north 80 deg. east 180 feet to a Hackberry tree; thence north 75 deg. east 220 feet to an iron stake in the margin of U.S. 41-A Highway; thence with the margin of said highway south 45 deg. east 17 feet to an iron stake, corner of Tract No. 1 in the margin of said Highway; thence with Tract No. 1 as follows: south 75 deg. west 225' more or less, to an iron stake, south 5 deg. east 232 feet to the point of beginning, containing 1.10 acres, more or less, and being Tract No. 2 of the survey by S. H. Hutchison on March 27, 1964. Tax Map 021-00-0-080.02.

Tract No. II: Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Being part of the property conveyed to T. D. Bauman and wife, Aline Hiett Bauman, as of record in Book 3317, page 563, Register's Office for said County as surveyed by George W. Watkins of March 18, 1972.

Said parcel begins at an existing iron pin at the southwesterly corner of Parcel 80.2 thence South 79 deg. 30' West 619.5 feet to an existing iron pin; thence North 32 deg. 01' West 356.0 feet to an iron pin; thence North 26 deg. 02' East 224.4 feet to an iron pin; thence South 75 deg. 14' East 340 feet to an existing iron pin; thence South 11 deg. 45' East 119.8 feet to an iron pin; thence North 79 deg. 42' East 334.3 feet to an iron pin; thence South 4 deg. 0' East 247 feet to the point of beginning. Tax Map 021-00-0-229.00.

Being the same property conveyed to Robert A Hanson and wife, Katherine M Hanson by Warranty/Installment Deed from Daniel R Clark and wife, Katherine A Clark by Deed dated August 9, 1978, recorded August 9, 1978, and filed for record in Book 5322, Page 862, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel R Clark and Wife, Katherine A Clark by Quitclaim Deed from Robert A Hanson and wife, Katherine M Hanson, by Deed dated January 13, 1981, recorded January 14, 1981, and filed for record in Book 5700, Page 223, Register's Office for Davidson County, Tennessee.

Included in the above described property but expressly excluded therefrom is the following property conveyed in the deed of record as Instrument No. 20050729-0088847 said Register's Office and described as follows:

A "0.16 ACRE PARCEL", BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 5700, PAGE 223, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; PROPERTY BEING DESCRIBED IN SURVEY BY CHANDLER SURVEYING, LLC, JEFFREY PATRICK CHANDLER, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 2353, AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 41-A, BEING THE NORTHEAST CORNER OF DEED BOOK 11594, PAGE 887, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE NORTHWEST CORNER OF PUTMAN AS DESCRIBED IN DEED BOOK 10214, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE S 67 DEGREES 05' 17" EAST, A DISTANCE OF 117.79 FEET TO AN EXISTING IRON PIN AND THE NORTHWEST CORNER OF PUTMAN "TRACT 1" AS OF RECORD IN DEED BOOK 6085, PAGE 884, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE S 15 DEGREES 06' 09" W, A DISTANCE OF 261.44 FEET TO AN EXISTING OLD TREE STUMP; THENCE S 04 DEGREES 11' 16" W, A DISTANCE OF 210.17 FEET TO AN EXISTING IRON PIN; THENCE S 36 DEGREES 14' 02" W, A DISTANCE OF 108.18 FEET TO AN EXISTING IRON PIN IN THE NORTHERLY LINE OF CLARK AS DESCRIBED IN DEED BOOK 5700, PAGE 223, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE COMMON CORNER OF PUTMAN'S TRACT DESCRIBED IN DEED BOOK 10214, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH IS THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WITH THE COMMON LINE OF CLARK AND PUTMAN N 69 DEGREES 56' 50" W, A DISTANCE OF 63.83 FEET TO AN EXISTING IRON PIN; THENCE

S 30 DEGREES 29' 12" W, A DISTANCE OF 215.34 FEET TO AN EXISTING IRON PIN IN THE NORTHERLY LINE OF PUTMAN'S "9 ACRE TRACT" DESCRIBED IN DEED BOOK 6892, PAGE 890, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE COMMON CORNER OF PUTMAN AND CLARK; THENCE SEVERING THE LAND OF CLARK N 45 DEGREES 57' 05" E, A DISTANCE OF 235.42 FEET TO AN EXISTING IRON PIN, WHICH IS THE POINT OF BEGINNING, BEING TRIANGULAR IN SHAPE AND HAVING AN AREA OF 6758.7 SQUARE FEET, 0.16 ACRES.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. The Current year property taxes have been prorated and are being assumed by Grantees herein.

This property is improved property known as 6187 Clarksville Pk, Joelton, TN 37080.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind himself/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7th day of May, 2018.

Daniel R. Clark

Daniel R Clark

Katherine Clark

Katherine A Clark

State Of Tennessee
County Of Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel R Clark and Katherine A Clark, with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. KATHERINE CLARK IS ONE AND THE SAME

Witness my hand in Pleasant View, TN, this May 7, 2018.

Steven Richardson
State of Tennessee at Large

My Commission expires 10/14/20

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY