Bill Garrett Davidson County
Batch# 112969 DEEDWARR
07/06/2018 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $262.70
20180706-0065379

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

W-CL-18-2878

CARRIE CALLAHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Charles W. Bibee and Cheryl A. Bibee	Charles Bibee	
(NAME)	(NAME)	**022-00-0-150.00**
2878 Claylick Road	7101 Preston Run	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LYNDSE J. HALL, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES W. BIBEE AND CHERYL A. BIBEE, HUSBAND AND WIFE** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land situate in the 10th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at a new iron pin in the Northern margin of Clay Lick Road, said pin being approximately 3238.6' feet at a bearing South 79 degrees 55 minutes 3 seconds East from intersection of Union Hill Rd. and Clay Lick Road; thence leaving said margin along Louis White Property (Book 7829, Pg 49) North 11 degrees 20 minutes 46 seconds East 171.90 feet to an iron pin; thence North 51 degrees 27 minutes 44 seconds East 486.03 feet to an iron pin; thence South 86 degrees 47 minutes 44 seconds East at a length of 37.85 feet to an iron pin; thence along Randy Pitt Property (DB 20130118-0006209) South 34 degrees 49 minutes 35 seconds East a distance of 480.55 feet to an iron pin in the northern margin of Clay Lick Road; thence following said margin a curve to the right with a delta of 13 degrees 23 minutes 23 seconds, a radius of 856.89 feet, a chord bearing of South 85 degrees 38 minutes 32 seconds West and chord distance of 199.80 feet, equaling an arc length of 200.25 feet to an iron pin; thence continuing said margin North 87 degrees 39 minutes 46 seconds West 132.14 feet to an iron pin; thence continuing said margin a curve to the left with a delta of 15 degrees 38 minutes 13 seconds, a radius of 645.00 feet, a chord bearing South 84 degrees 31 minutes 07 seconds West and chord distance of 175.49 feet, equaling an arc length of 176.03 feet to an iron pin; thence continuing said margin South 76 degrees 42 minutes 01 seconds West 167.89 feet to an iron pin; thence continuing said margin a curve to the right with a delta of 07 degrees 28 minutes 59 seconds, a radius of 442.18 feet, a chord bearing of South 80 degrees 26 minutes 30 seconds West and chord distance of 57.71 feet, equaling an arc length of 57.75 feet to the point of beginning having an area of 4.14 acres as surveyed by Ben R. Weakley, RLS 1457 of Weakley Brothers Engineering on December 12, 2017. Job No. 17-628.

Being the same property conveyed to Lyndse J. Hall, a single woman by Warranty Deed from Samuel Darryl Sanders of record in Instrument No. 20180102-0000635 Register's Office for Davidson County, Tennessee, dated December 29, 2017 and recorded on January 2, 2018.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **2878 Claylick Road, Whites Creek, Tennessee 37189**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd DAY OF JULY, 2018.

Lyndse J. Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNDSE J. HALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of July, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

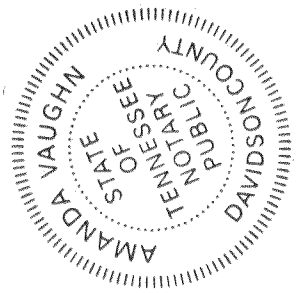
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)