Bill Garrett Davidson County
Batch# 132088 DEEDWARR
08/22/2018 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20180822-0083411

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of August, 2018.

Notary Public

My commission expires: 5/25/22

(Notary Stamp)

MARTHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mike Smith and Wendy Smith	Mike Smith and Wendy Smith	028-00-0-161.00
5096 Ridge Rd	5096 Ridge Rd	
Joelton, TN 37080	Joelton, TN 37080	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Rebecca N Fricke, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael R Smith and Wendy S Smith, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

TRACT 1: Land in the 14th Civil District of Davidson County, Tennessee described according to a copy of a survey made by Steve Draper, Surveyor, dated March 8, 1964, as follows:

Beginning at an iron pin located at the southeast corner of the property conveyed to Edward W. Thompson and wife, by deed from J.J. Abernathy, Sr., of record in Book 3645, Page 285, Register's Office for said County; thence South 2 degrees 45' West 832 feet to the center line of Ridge Road; thence with the center line of Ridge Road in a general westerly direction, a total of 1,625 feet to a point; thence North 9 degrees East 213 feet to an iron pin; thence North 3 degrees 25' West 349 feet; thence North 23 degrees 25' West 347 feet to an iron pin; thence North 41 degrees 10' West 232 Feet to an 18-inch Pin Oak; thence North 53 degrees 30' West 404 feet to an iron pin; thence North 35 degrees West 243 feet to an iron pin; thence South 85 degrees 30' East 781 feet to a tree and fence corner; thence South 36 degrees East 31 feet to an iron pin; thence South 1 degree West 128 feet to an iron pin; thence South 80 degrees 30' East 1,013 feet to the point of beginning.

Including in the description but excluded from the conveyance herewith is the following property conveyed to David W. Cherry and wife, of record in Book 5004, Page 534, said Register's Office, property described as follows:

Beginning at an iron pin on the north margin of Ridge Road and the original southeast corner of the Pully tract thence; leaving the road North 4 degrees 45' east (generally with an old established fence line and a row of trees) (and crossing a hollow) 798.0 feet to an iron pin and iron water pipe 3 feet high on the north hillside and approximately five feet east of fence line thence; North 82 degrees 30' West (with and established fence line generally) 315.0 feet to an iron pin driven into the root of a 15" sugar tree in fence line on the north side of hollow thence; leaving the fence line and crossing the hollow 6 degrees 45' East 900.0 feet with a marked line iron pins driven on line one in edge of clearing the other in woods to an iron pin on the north margin of Ridge Road thence; with the north margin of Ridge Road North 68 degrees 30' East 150.0 feet to an iron pin approximately 3 feet east of corner fencepost the point of beginning, containing 4.37 acres more or less.

TRACT 2: Beginning at an iron in located on the north side of Ridge Road, 21 feet from the centerline of Ridge Road, 0.3 miles from Grays Point Road, and 150.00 feet from the existing southeast property corner of W.E. Parker, thence with the north margin of Ridge Road South 81 degrees 03 minutes 32 seconds West 152.93 feet to an iron pin, thence South 77 degrees 06 minutes 32 seconds West 102.67 feet to an iron pin, thence leaving the road with a fence North 7 degrees 58 minutes 34 seconds West 162.47 feet to an iron pin, thence South 87 degrees 18 minutes 27 seconds West 39.57 feet to an iron rod at a fence post, thence North 07 degrees 59 minutes 30 seconds East 454.69 feet to an iron pin set in an old fence line, thence with said fence South 80 degrees 30 minutes 40 seconds East 107.73 feet to an existing iron pin driven in the roots of a 24 inch sugar maple, thence with Parker South 07 degrees 59 minutes 30 seconds East 894.49 feet to the point of beginning, containing 5.30 acres as surveyed by Weakley Brothers on September 20, 1990.

TRACT 1 & 2-Being the same property conveyed to Rebecca N. Fricke, unmarried aka Rebecca Nell Fricke, by Quitclaim Deed from Rebecca N. Fricke, unmarried aka Rebecca Nell Fricke, of record in Instrument No. 20111219-0098990, in the Register's Office of Davidson County, Tennessee, dated December 13, 2011; the said Rebecca N Fricke aka Rebecca Nell Fricke having since married. This property never having been a marital residence.

This is improved property known as **5096 Ridge Rd, Joelton, TN 37080.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of August, 2018.

Rebecca N Fricke

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rebecca N Fricke, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of August, 2018.

Notary Public
My Commission Expires: 6.4.19

GREGORY D. VADNEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 18-001267-526

True Copy Certification

I, MARTHA BROWN, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, 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: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY