Karen Y Johnson Davidson County
Batch# 155083 **DEEDWARR**
10/30/2018 11:23:20 AM 2 pgs
Fees: $13.00 Taxes: $1,100.75

20181030-0107309

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 297,500.00

Rachel Lehman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 2/21/2020

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Steve Smith	New Owner	01700004800
(NAME) 5484 Lickton Pike	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES REAGAN DICKENS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TIMOTHY STEVE SMITH,

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 1;

BEGINNING at an iron pin set in the southerly margin, 25 feet from the center line of Union Hill Road, the most northwest corner of this tract, and being a corner to H.E. Ray (Deed Book 2735, page 465), thence, with said road, North 71 deg. 14' 57" East for a distance of 311.87 feet to an iron pin set in the margin of said road; thence, leaving said road, South 12 deg. 54' 10" East for a distance of 673.00 feet to an iron pin set; thence, South 78 deg. 51' 27" East for a distance of 219.00 feet to an iron pin set in the line of George V. Logan (Deed Book 4533, page 555); thence, with said Logan for the next three calls as follows: South 09 deg, 12' 18" East for a distance of 501.60 feet to an iron pin set; thence, South 17 deg. 28' 48" East for a distance of 144.05 feet to an iron pin set; thence, South 10 deg. 06' 16" East for a distance of 117.49 feet to a 36" red oak tree, a corner to said Logan, and a corner to Leonard Leslie Graham (Deed Book 8157, page 119) ; thence, with said Graham for a ways and then the line of Jan Alison Lewis and Robert S. Bridges, Sr., South 34 deg. 54' 15" West for a distance of 592.77 feet to an iron pipe found, a corner to said Bridges, a corner to Gary B. Gupton and Frank Davis Enterprises, Inc. (Deed Book 7956, page 223); thence, North 42 deg. 20' 45" West for a distance of 1049.88 feet to an iron pin set, corner to said Davis; thence, North 08 deg. 35' 45" West for a distance of 99.51 feet to an iron pin set, corner to said Davis and in the line of H.E. Ray (Deed Book 2735, page 465); thence, with said Ray for the next four calls as follows: North 33 deg. 44' 27" East for a distance of 142.35 feet to an iron pin set; thence, North 31 deg. 14' 27" East for a distance of 495.08 feet to an iron pin set; thence, North 00 deg. 09' 59" West for a distance of 245.02 feet to a large corner fence post; thence, North 00 deg. 09' 59" West for a distance of 233.47 feet to the beginning. Said property contains 25.62 acres, more or less.

TRACE 2;

BEGINNING at an iron pin set in the margin, 25 feet from the center line of Union Hill Road, the most northeast corner of this tract, and being a corner to Charles G. Harris (Deed Book 6134, page 711); thence, leaving said road and with the line of said Harris, South 00 deg. 09' 59" East for a distance of 233.47 feet to a large corner post, in the line of said Harris; thence, North 02 deg. 01' 04" West for a distance of 231.08 feet to an iron pin set in the margin of said road: thence, with said road, North 71 deg. 14' 57" East for a distance of 7.88 feet to the beginning. Said property contains 0.02 acres, more or less.

Being the same property conveyed to James Reagan Dickens by Deed dated December 9, 2005 from James P. Dickens, a widower, recorded December 12, 2005, in Instrument Number 20061212-0153466, in the Official Records of Davidson County, Tennessee.

LT&E File #15066

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This Unimproved property is commonly known as: 1871 Union Hill Road, Goodlettsville, TN 37072

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 22nd day of October, 2018

James Reagan Dickens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of October, 2018, before me personally appeared James Reagan Dickens, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 22nd day of October, 2018.

Notary Signature
My commission expires: 11/14/21

J. TRENT LEHMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

LT&E File #15066