Name and Address of New Owner:
Jenna Magano and Brandon A. Lawson
5012 Lickton Pike
Whites Creek, TN 37189

Send Tax Bills To:
Jenna Magano and Brandon A. Lawson
5012 Lickton Pike
Whites Creek, TN 37189

Karen Y Johnson Davidson County
Batch# 169376 DEEDWARR
12/03/2018 10:03:33 AM 3 pgs
Fees: $18.00 Taxes: $591.63
20181203-0117427

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
3102 West End Avenue
400
Nashville, TN 37203

Map & Parcel No: 023-00-0-02400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jaclyn Clark and Josh Clark, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jenna ~~Magano~~ Magnano, and Brandon Alexander Lawson,** "the Grantees," the following described real estate in Davidson County, Tennessee: wife & husband

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Tract I: Being in the 10th Civil District of said County and State, described according to a survey by H. Gee, September 1, 1964, as follows:

Beginning in the center of Lickton Pike at the intersection of the same and a point in the southern boundary line of the property conveyed to Robert L. Eanes and wife, of record in Book 3801, Page 496, Register's Office for said County; thence with the southern boundary line of Eanes' property south 84 degrees west 405 feet to an iron pin; thence north 2 degrees 45' west 417 feet to a 24 inch elm tree; thence north 9 degrees 32' east 173 feet to an 18 inch elm tree; thence north 2 degrees 32' west 551 feet; thence north 23 degrees 12' west 237 feet; thence south 36 degrees west 500 feet; thence south 39 degrees 30' west 455 feet to an iron pin; thence south 27 degrees 30' east 399 feet to an iron pin; thence south 54 degrees 15' east 454 feet to an iron pin; thence south 46 degrees 15' east 207 feet to the center of Lickton Pike; thence with the center of the same north 61 degrees 15' east 432 feet to the beginning, containing 14.1 acres, more or less.

3840

Tract II: A tract of land in the 10th, formerly the 22nd, Civil District of said County, described according to a survey made by Geo. W. Watkins, Surveyor, February 24, 1951, as follows:

Beginning at a point in the center of Lickton Pike, at the northeast corner of the property conveyed to W. T. Hunter and Eva Hunter by deed from J. A. Owens, of record in Book 651, Page 491, Register's Office for said County; thence with the northern boundary line of said Hunter property, south 84 degrees 15' west 403.5 feet to an iron pin in Hunter's line; thence with Hunter's line, north 2 degrees 45' west 259 feet to an iron pin; thence south 41 degrees east 278.5 feet to an iron pin and stump; thence south 86 degrees 45' east 232.7 feet to the beginning, containing 0.7 of an acre, more or less.

Being the same property conveyed to Jaclyn Clark, a married woman, by Warranty Deed from G. Michael Bennett, unmarried, recorded on March 16th, 2017, of record in Instrument No. 20170316-0025750, Register's Office for Davidson County, Tennessee.

This is improved property known as 5012 Lickton Pike, Whites Creek, TN 37189.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of November, 2018.

_____(SEAL)
Jaclyn Clark

_____(SEAL)
Josh Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of November, 2018, before me personally appeared Jaclyn Clark and Josh Clark, 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 27th day of November, 2018.

Notary Signature
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $159,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of November, 2018.

Notary Public
My commission expires: 1-24-22
File No. 2018-13

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY