Karen Y Johnson Davidson County
Batch# 181403 DEEDWARR
01/08/2019 09:36:15 AM 3 pgs
Fees: $18.00 Taxes: $1,156.25

20190108-0001918

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Bruce Hadlock	NEW OWNER (NAME)	023-025.00/097.00
5134 Lickton Pike (ADDRESS)	(ADDRESS)	023-026.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Teresa M. Killeen, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gregory Bruce Hadlock, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

PARCEL 1: 5026 LICKTON PIKE

PROPERTY LOCATED ON THE NORTHWEST SIDE OF LICKTON PIKE IN THE 3RD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 25.00 ON DAVIDSON COUNTY PROPERTY MAP 23, AND BEING DESCRIBED ACCORDING TO A SURVEY BY C&K SURVEYORS, LLC, WILLIAM E. CRENSHAW R.L.S. #2395, DATED JUNE 15, 2011, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY EDGE OF LICKTON PIKE AT THE SOUTHEAST CORNER OF THE HEREIN- DESCRIBED TRACT AND THE SOUTHWEST CORNER OF THE SEAN KILLEEN PROPERTY OF RECORD IN INSTRUMENT NO. 20050526-0059394, R.O.D.C., TN, SAID POINT OF BEGINNING ALSO BEING LOCATED APPROXIMATELY 430'± IN A SOUTHWESTERLY DIRECTION, FROM THE INTERSECTION OF LICKTON PIKE AND CROCKER SPRINGS ROAD. THENCE, FROM SAID POINT OF BEGINNING, ALONG THE EDGE OF LICKTON PIKE, S 61°28'30" W - 23.03' TO A POINT; BEING THE SOUTHEAST CORNER OF THE G. MICHAEL BENNETT PROPERTY OF RECORD IN INSTRUMENT NO. 20040210-0016220, R.O.D.C., TN. THENCE, LEAVING THE EDGE OF LICKTON PIKE WITH BENNETT'S LINE, N 29°09'00" W - 12.86' TO A STEEL FENCE POST AT A FENCE CORNER; THENCE N 80°11'31" W - 191.30' TO A FENCE CORNER; THENCE N 83°07'59" W - 167.10' TO AN EXISTING IRON PIN; THENCE N 06°30'02" E - 205.79' TO AN EXISTING IRON PIN AT A FENCE CORNER; THENCE, N 01°59'11" W - 163.93' TO A 36" OAK IN THE FENCE; THENCE N 20°19'44" E - 121.40' TO A 40" OAK IN THE FENCE; THENCE N 06°35'54" E - 97.08' TO A 36" OAK IN THE FENCE; THENCE, N 06°26'36" E - 80.91' TO A POINT AT THE NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT AND BEING A CORNER TO THE BOBBY PARRISH ALLEN PROPERTY OF RECORD IN DEED BOOK 3614, PAGE 6, R.O.D.C., TN. THENCE, LEAVING BENNETT'S LINE WITH THE LINE OF ALLEN, S 61°43'29" E - 202.69' TO A POINT AT THE NORTHWEST CORNER OF THE TERESA M. KILLEEN PROPERTY OF RECORD IN INSTRUMENT NO. 20020823-0102027, R.O.D.C., TN. THENCE LEAVING THE LINE OF ALLEN WITH THE LINE OF KILLEEN S 18°06'23" E - 343.28' TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF THE SEAN KILLEEN PROPERTY AFOREMENTIONED; THENCE, WITH THE LINE OF SEAN KILLEEN, S 46°42'37" W - 170.10' TO AN EXISTING IRON PIPE; THENCE, S 24°19'34" W - 132.11' TO AN EXISTING IRON PIN; THENCE S 79°20'00" E - 186.14' TO AN EXISTING IRON PIPE; THENCE, S 30°55'22" E - 20.75' TO THE POINT OF BEGINNING, CONTAINING 3.74 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO SEAN M. KILLEEN AND WIFE, TERESA M. KILLEEN, BY WARRANTY DEED FROM MT. GILLEM BAPTIST CHURCH, OF RECORD IN INSTRUMENT NO. 20110621-0047536, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 2: 5030 LICKTON PIKE

A TRACT OR PARCEL OF LAND IN THE OLD 10TH CIVIL DISTRICT, NOW THE FIRST COUNCILMANIC

WARRANTY DEED
(Continued)

DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY OF CLYDE D. ANDERSON, SURVEYOR, DATED OCTOBER 8TH, 1966, AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE IN THE NORTH MARGIN OF THE PAVEMENT OF LICKTON PIKE, THE SOUTHEAST CORNER OF THE I. B. CUFFMAN PROPERTY, 240.5 FEET ALONG SAID NORTH MARGIN OF THE PAVEMENT OF LICKTON PIKE FROM THE CENTER OF CROCKER SPRINGS CREEK, THENCE SOUTH 45° 25' WEST ALONG THE NORTH MARGIN OF THE PAVEMENT OF LICKTON PIKE 135.55 FEET MORE OR LESS TO A RAILROAD SPIKE IN THE EDGE OF THE PAVEMENT OF SAID PIKE; THENCE NORTH 35° 05' WEST 20.75 FEET TO AN IRON PIN, THENCE NORTH 85° 21' WEST 187 FEET TO AN IRON PIN, THENCE NORTH 1/° 14' EAST 132.1 FEET TO AN IRON PIN., THENCE NORTH 36° 48' EAST 173.2 FEET TO AN IRON PIN, THENCE WITH THE WESTERLY LINE OF THE I. B. CUFFMAN PROPERTY SOUTH 36°40' EAST 250.8 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.1 ACRES MORE OR LESS ACCORDING TO SAID SURVEY.

BEING THE SAME PROPERTY CONVEYED TO SEAN KILLEEN AND WIFE, TERESA KILLEEN, BY WARRANTY DEED FROM RAYMOND E. INGRAM, JR., OF RECORD IN INSTRUMENT NO. 20050526-0059394, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TERESA M. KILLEEN IS ALSO KNOWN AS TERESA KILLEEN, AND IS ONE AND THE SAME PERSON.

PARCEL 3: 5032 LICKTON PIKE

TRACT I: LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY PREPARED BY ROBERT J. MORRIS, SURVEYOR, DATED MAY 16, 1988, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED IN THE CENTERLINE OF CROCKER SPRINGS CREEK AND THE NORTHWESTERLY MARGIN OF LICKTON PIKE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID NORTHWESTERLY MARGIN OF LICKTON PIKE 232.76 FEET TO AN IRON PIN; THENCE LEAVING SAID LICKTON PIKE N 32°17'53"W, 206.83 FEET TO AN IRON PIPE; THENCE N 14°03'54"W, 184.74 FEET TO AN IRON PIN; THENCE N 68°25'37"E, 148.51 FEET TO A RAILROAD SPIKE IN THE CENTER OF CROCKER SPRINGS CREEK; THENCE S 29°25'45"E, 224.30 FEET TO AN IRON PIN IN THE CENTER OF CROCKER SPRINGS CREEK; THENCE S 59°26'42"E, 10.58 FEET TO THE BEGINNING, CONTAINING 1.33 ACRES, MORE OR LESS.

TRACT II: LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY ROBERT J. MORRIS, DATED MARCH 24, 1990, DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN SET IN THE NORTHWEST CORNER OF THE 1.02 ACRE PARCEL OF LAND OWNED BY CHARLES E. GANN AND WIFE, THENCE RUNNING WITH THE EASTERLY BOUNDARY LINE OF R. E. INGRAM AND WIFE, N 32°17'53"W, 26.97 FEET TO AN EXISTING IRON PIN SET AT THE COMMON CORNER OF THE INGRAM AND MT. GILLEM CHURCH PROPERTY; THENCE N 18°06'23"W, 343.28 FEET TO AN IRON PIN SET IN THE NORTHERLY BOUNDARY LINE OF SAID CHURCH PROPERTY AND B. P. ALLEN AND HUSBAND PROPERTY; THENCE RUNNING WITH THE SAID ALLEN BOUNDARY LINE, S 61°43'29"E, 243.34 FEET TO A RAILROAD SPIKE SET MORE OR LESS IN THE CENTER OF CROCKER SPRINGS BRANCH; THENCE S 68°25'37"W, 148.51 FEET TO AN EXISTING IRON PIN; THENCE S 14°03'54"E, 184.74 FEET TO THE POINT OF BEGINNING AND CONTAINING .041 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO TERESA M. WITT, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM PETER DREW WOMACK AND TARA H. WOMACK, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20010705-0071919; AND BEING THE SAME PROPERTY CONVEYED TO TERESA M. KILLEEN AND SEAN M. KILLEEN, HUSBAND AND WIFE, BY QUITCLAIM DEED FROM TERESA M. WITT, NOW KNOWN AT TERESA M. KILLEEN, OF RECORD IN INSTRUMENT NO. 20020823-0102027, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SEAN M. KILLEEN HAVING SINCE DIED ON NOVEMBER 8, 2017, LEAVING HIS SPOUSE TERESA M. KILLEEN AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5026, 5030, and 5032 Lickton Pike, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto

WARRANTY DEED
(Continued)

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 7th day of January, 2019.

Teresa M. Killeen

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa M. Killeen, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of January, 2019.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072