Karen Johnson Davidson County
Batch# 197465 DEEDWARR
02/21/2019 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,179.30
20190221-0015813

34649

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190219219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is:$589,000.00.

Affiant

Subscribed and sworn to before me, this20th day of February, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Roger Duane Clark, Trustee 116 Lakeside Drive Goodlettsville TN 37072	New Owner 116 Lakeside Drive Goodlettsville, TN 37072	Tax Parcel ID No. 11 11 A 2.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy V. Curtis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roger Duane Clark, Trustee of the Lakeside Farm Land Trust Agreement dated** February 20, 2019 ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 2 on the Plan of Lakewood Farms as shown in Plan prepared by Ragan-Smith & Associates, Inc., dated April 9, 1976, of record in Book 4860, Page 102, Register's Office for said County, together with a one-eighth (1/8) undivided interest in the common elements applicable to each unit, and described as follows:

Beginning at a point, said point being the Southwest corner of the herein described land; thence, North 23Â° 02' East 434.6 feet to a point; thence, North 12Â° 48' East 225.6 feet to a point; thence North 08Â° 58' West 384.7 feet to a point; thence, North 26Â° 34' West 313.0 feet to a point; said point being the Northwest corner of the herein described land; thence, North 68Â° 56' East 335.4 feet to a point, said point being the Northeast corner of the herein described land; thence, South 17Â° 44' East 254.3 feet to a point; thence, South 25Â° 01' East 379.0 feet to a point; thence South 66Â°18' West 186.5 feet to a point; thence, South 14Â° 45' East 196.5 feet to a point; thence South 05Â° 54' West 583.1 feet to a point; said point being the Southeast corner of the herein described land; thence, North 85Â° 36' West, 391.2 feet to the point of beginning.

Being the same property conveyed to Jeremy V. Curtis, unmarried by Warranty Deed from Ginger Parks Forbis, widow, recorded on the 5th day of December, 2016 in Instrument No. 20161205-0127385, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LAKEWOOD FARMS, as recorded in Plat Book 4860, Page(s) 102.

Terms and provisions of By-Laws recorded in Book 5031, Page 819.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 5031, Page 182 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right of Way, recorded in Book 492, Page 459, Book 504, Page 481 and Book 535, Page 470.

Easement for Cemetery, recorded in Book 5019, Page 188.

This is improved property located at 116 Lakeside Drive Goodlettsville TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of February, 2019.

Jeremy V Curtis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy V. Curtis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2019.

Notary Public

My Commission Expires: _____

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

