THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190119108** Karen Johnson Davidson County Batch# 205199 DEEDWARR 03/13/2019 10:07:39 AM 2 pgs Fees: $13.00 Taxes: $651.20 20190313-0022985	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $176,000.00 Affiant Subscribed and sworn to before me, this 8th day of March, 2019. Notary Public My Commission Expires: 4-13-2022 KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

WARRANTY DEED

Address New Owner: Clayton T. Gilbert 1656 Union Hill Road Goodlettsville TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 017-019.00

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, **Kenny Vernon and wife Carol Vernon,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clayton T. Gilbert, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, on the North side of the Joelton to Union Hill Road, and described as follows:

Beginning at the South corner of C.A.Benton's Lands; thence along the line of R.E. Jones Lands as follows: North 79 degrees East 21.8 poles, North 80 degrees East 26 poles to a large white oak; thence North 50 degrees East 38.4 poles to a point in Jesse Pike Lands thence South 58.4 poles, more or less, to a corner in the County road near a corner of J.J. Thompson's yard; thence North 83-3/4 deg. West 25 poles; thence North 721/2 degrees West 46 poles to the point of beginning. This Property is subject to all matters of record on the Plan referred to above.

Less and Except

Included in the above description but hereby specifically excluded are the following tracts of land:

1.) Beginning at a point in the Southerly line of the Alex N. Beavers, Jr. property of record in book 7429, page 725, register's office for Davidson County, Tennessee, said point of beginning being the Northwest corner of the herein described property, thence with the Southerly line of Beavers, N 79 deg 52' 41" E. 141.19 feet to a point; thence N 62 deg. 10' 46" E 64.16 feet to a point; thence N 82 deg. 32' 30" E. 79.66 feet to a point; thence N 70 deg. 29' 44" E. 105.61 feet to a point; thence N 57 deg 08' 24" E. 198.44 feet to a point; thence leaving the line of the Beavers' property S 16 deg. 29' 26" W. 396.73 feet of record in book 6435, page 631, said register's office; thence with Whites line N 70 deg. 52' 25" W. 246.35 feet to an iron pin; thence S 29 deg. 41' 22" W. 19.74 feet to an existing iron pin; thence leaving the line of the Whites' property N 75 deg. 27' 14" W. 277.80 feet to a point in the line of the James Edward Proctor Property of record in Book 4661, page 944, said register's office; thence with Proctors' line N 74 deg. 38' 43" W. 147.41 feet to the point of beginning, containing 2.27 acres, more or less.

2.) Beginning at an iron pin, the original corner of Lots No. 1 & 2 of the Joel Matchak property, of record in Plat Book 8250, page 24, R.O.D.C.; thence N 57-08-24 E, 262.64' to a new pin; thence S 13-24-25 E, 185.78' to a new iron pin; thence N 54-33-03 W, 255.88' to a new iron pin; thence N 16-29-26 W, 194.62' to the point of beginning.

Being the same property conveyed to Kenny Vernon and wife, Carol Vernon by Warranty Deed from Ruth Ayers Matchak, a widow, recorded on the 10th day of November, 2009 in Instrument No. 20091110-0103780, 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.

Easement for Driveway Encroachment, recorded in Instrument No. 20121105-0101600.

Easement for Right of Way, recorded in Book 2740, Page 198.

Easement for Ingress/Egress, recorded in Book 1284, Page 593.

Easement for Sewage Easement, recorded in Book 8422, Page 248.

This is improved property located at 1656 Union Hill Road 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 8th day of March, 2019.

Kenny Vernon

Carol Vernon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 8th day of March, 2019.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022