Karen Johnson Davidson County
Batch# 231129 DEEDWARR
05/16/2019 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20190516-0046450

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 12-18-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Babcock	Same	030-00-0-072.00
(NAME)	(NAME)	
6853 Old Hickory Blvd.		030-00-0-250.00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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, **William Lawrence Martin, Jr. and wife, Debra Elaine Martin also known as Debra E. Martin,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Babcock and Ellery Richardson, husband and wife,** 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:

Land in Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated September 21, 1983, as follows:

Beginning at an iron pin (new) in the center of the intersection of two drains rear the north side of an unnamed road, the most southeast corner of this tract, and being a corner to Herman A. Moreland and wife, Reba Louise Moreland; thence, with the center of said drain for the next eleven calls as follows: N. 51 deg. 15 min. W. 246.96 feet to a point in the center with a 12 inch Walnut on the south bank, N. 35 deg. 33 min. W. 344.60 feet, N. 15 deg. 06 min. W. 32.68 feet, N. 60 deg. 63 min. W. 43.79 feet to a point in the center with a small oak tree on the south bank, N. 38 deg. 01 min. W. 43.49 feet, S. 64 deg. 45 min. W. 102.74 feet to a point in the center with a large oak pointer on the south bank, S. 87 deg. 26 min. W. 78.89 feet, N. 37 deg. 53 min. W. 45.65 feet, S. 72 deg. 25 min. W. 118.28 feet, N. 68 deg. 00 min. W. 105.00 feet, and N. 86 deg. 23 min. W. 445.05 feet to an iron pin (new) at the center of the intersection of the center of two drains, corner of Sue T. Viaches; thence with said drain and said Viaches, N. 25 deg. 02 min. W. 569.25 feet to an iron pin (new) east of said drain and being a corner to Helen Mayberry; thence with the line of said Mayberry for the next six calls as follows: N. 16 deg. 57 min. W. 311.75 feet to an iron pin (new) at the top of a ridge; thence N. 60 deg. 25 min. E. 660.00 feet to an iron pin (new) on top of said ridge; thence N. 28 deg. 25 min. E. 217.80 feet to an iron pin (new) on top of said ridge; thence N. 3 deg. 55 min. E. 82.50 feet to a large black oak tree on top of said ridge; thence S. 83 deg. 34 min. E. 424.02 feet to an iron pin (new); thence N. 19 deg. 39 min. W. 690.31 feet to a large beech tree in the line of said Mayberry and a corner to R. Lovett Meats, Inc.; thence with said Lovett, S. 86 deg. 34 min. E. 584.72 feet to a 30 inch black oak tree in the line of said Lovett, and a corner to said Moreland; thence with the line of said Moreland for the next eight calls as follows: thence S. 33 deg. 42 min. E. 720.00 feet to an iron pin (new) at the top of a ridge; thence S. 86 deg. 50 min. W. 480.00 feet to an iron pin (new); thence S. 7 deg. 56 min. W. passing a large beech tree at 20.00 feet, and in all 968.96 feet to an iron pin (new) by a cedar stump; thence S. 83 deg. 40 min. E. 897.72 feet to a large Elm tree 21 feet west of an old well; thence with the center of a drain for the next four calls as follows: S. 20 deg. 50 min. W. 200.00 feet, S. 29 deg. 20 min. W. 160.60 feet, S. 54 deg. 50 min. W. 100.00 feet, and S. 28 deg. 52 min. W 520.00 feet to the beginning, containing 54.59 acres, more or less.

In addition there is conveyed to the grantee an easement for ingress and egress running from the aforementioned property to Old Hickory Blvd. over the lands of various individuals which is referred to in deeds of record in Book 3373, page 38; Book 3703, page 61; Book 3797, page 649; Book 542, page 484, and Book 3797, page 684, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Lawrence Martin, Jr. and wife, Debra Elaine Martin by deed from Mary Frances Martin, in which Mary Francis Martin reserved a life estate interest for herself, dated May 14, 1991, as of record in Book 8352, page 710, Register's Office for Davidson County, Tennessee. The said Mary Francis Martin having since died on August 30, 2009.

Also, an exclusive 50 ft. wide ingress-egress easement along the southerly line of the remaining property of William Lawrence Martin, Jr., et ux the southerly line of said easement being described as follows:

Beginning at an iron pin set in the southeast corner of the above described 5.01 acre tract, being also an interior corner Russell Wood, and proceeding along the southerly line of the remaining Martin property and the northerly line of Russell L. Wood, as follows: North 72 deg. 25 min. 00 sec. East 118.28 feet; thence southeasterly 45.65

feet; thence North 87 deg. 26 min. 00 sec. East 78.89 feet; thence North 64 deg. 45 min. 00 sec. East 102.74 feet; thence southeasterly 43.49 feet to a point, 43.79 feet to a point, and 32.68 feet to a point; thence along the northerly line of Wood and John L. Crawford (Book 4637, page 476) South 35 deg. 33 min. 00 sec. West 344.60 feet; thence South 51 deg. 15 min. 00 sec. East 246.96 feet to a point, being the southeasterly corner of the remaining Martin land.

The above said 50 ft. exclusive easement connects to a 12 ft. easement conveyed to William Lawrence Martin, Jr. and wife, Debra Elaine Martin, in Quitclaim Deed from Mary Frances Martin of record in Book 8352, page 710, Register's Office for Davidson County, Tennessee, which easement was also conveyed in Book 542, page 484, in the Register's Office for Davidson County, Tennessee, to run with the land, more particularly described as follows:

TOGETHER WITH a non-exclusive easement 12 feet in width, the centerline of which is described according to a Boundary Survey & Soils Grid Map of a portion of William Lawrence Martin Property, by Ray G. Cole, Tenn. R.L.S. No. 924, dated July 29, 1999, as follows:

Beginning at a point in the center line of Old Hickory Boulevard where the properties of Richard H. Cape (Book 10019, Page 759) and G. C. Garrett, et ux (Book 5852, Page 403) abut Old Hickory Boulevard and the 12-foot easement described herein; thence North 35 degrees 11 minutes 56 seconds East 97.82 feet to a point; thence northeasterly 64.10 feet to a point and 54.24 feet to a point; thence North 22 degrees 51 minutes 42 seconds West 75.03 feet to a point; thence North 38 degrees 07 minutes 31 seconds West 298.15 feet to a point; thence North 40 degrees 08 minutes 31 seconds West 260.25 feet to a point; thence North 52 degrees 42 minutes 57 seconds West 105.97 feet to a point; thence northwesterly 51.78 feet to a point in a creek being the property line between John L. Crawford (Book 4637, Page 476) and William Lawrence Martin, Jr. and wife, Debra Elaine Martin, and Mary Frances Martin (Book 8352, Page 710).

Said easements described and conveyed Quitclaim Deed of record in Book 11709, page 83 and as corrected in Instrument No. 20180727-0073595, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Easement(s) for ingress/egress referenced in Book 8352, page 710; Book 3373, page 38; Book 3703, page 61; Book 3797, page 649; Book 542, page 484 and Book 3797, page 684 and Instrument No. 20180727-0073595; 50 foot wide ingress/egress easement set out and described in Book 11709, page 83 and Instrument No. 20180727-0073595; Water service line easement of record in Book 11751, page 591, re-recorded in Book 11759, page 700; all of record in the Register's Office for Davidson County, Tennessee; All matters according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated September 21, 1983 and All matters according to a Boundary Survey & Soils Grid Map of a portion of William Lawrence Martin Property, prepared by Ray G. Cole, Tenn. R.L.S. No. 924, dated July 29, 1999.

unimproved ☐

This is improved ☑ property, known as 6851 Old Hickory Blvd., Whites Creek, TN 37189
6853 Old Hickory Blvd., 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 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 our hands this 16th day of May, 2019.

William Lawrence Martin, Jr.

Debra Elaine Martin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared William Lawrence Martin, Jr. and Debra Elaine Martin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 16th day of May, 2019.

Notary Public
My Commission Expires: _____

File No.: 29229

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

