Karen Johnson Davidson County
Batch# 358374 DEEDWARR
02/14/2020 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $980.13
20200214-0017099

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $264,900.00.

Affiant

Subscribed and sworn to before me, this 17th **day of January, 2020.**

Notary Public
My commission expires:

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

06-1912-77335

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Matthew P. Rakauskas 8299 Ellis Dr. Joelton TN 37080	NEW OWNER	008-00-0-045.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James E. Clary, Jr. and Janice A. Clary, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MATTHEW PAUL RAKAUSKAS AND DIANA MARGARET RAKAUSKAS, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land located in the 14th Civil District of Davidson County, Tennessee, on the east side of Whites Creek Pike and the south side of Ellis Drive, and being the property of record in Instrument No. 20120702-0057527, Register's Office, Davidson County, Tennessee. More particularly described as follows:

BEGINNING at an iron rod at a power pole in the south margin of Ellis Drive, same being the northeast corner of this tract and the northwest corner of Mitchell B. Skelton (DB 00006787, PG 0000245, RODCT); thence leaving road with line of Skelton South 09 degrees 33 minutes 47 seconds West 497.92 feet to an iron rod; thence with line of James D. Sterry (IN 20070301-0025482, RODCT) North 84 degrees 35 minutes 36 seconds West 110.19 feet to an iron rod; thence with line of Arthur Louis Martin (IN 20010202-0010628, RODCT) North 29 degrees 11 minutes 42 seconds West 132.07 feet to an iron rod; thence North 37 degrees 09 minutes 31 seconds West 90.00 feet to a pipe at a large sycamore tree; thence with line of H. Ray Jackson (DB 00010899-0000602, RODCT) South 84 degrees 15 minutes 47 seconds East 76.23 feet to an iron rod at a metal post; thence North 05 degrees 45 minutes 40 seconds East 180.05 feet to an iron rod at a metal post; thence North 84 degrees 13 minutes 15 seconds West 753.68 feet to an iron rod in the east margin of Whites Creek Pike; thence with said margin along a curve proceeding clockwise, having a deflection angle of 05 degrees 09 minutes 09 seconds, a radius of 1742.30 feet, a tangent length 78.39 feet, and a chord of North 02 degrees 28 minutes 01 seconds East 156.63 feet; thence along said curve an arc length of 156.68 feet to an iron rod, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 90 degrees 10 minutes 57 seconds, a radius of 20.00 feet, a tangent length of 20.06 feet, and a chord of North 50 degrees 08 minutes 04 seconds East 28.33 feet; thence along said curve an arc length of 31.48 feet to an iron rod in the south margin of Ellis Drive; thence with the south margin of Ellis Drive South 84 degrees 46 minutes 28 seconds East 236.81 feet to an iron rod, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 03 degrees 56 minutes 26 seconds, a radius of 2723.00 feet, a tangent length of 93.67 feet, and a chord of South 82 degrees 48 minutes 15 seconds East 187.24 feet; thence along said curve an arc length of 187.28 feet to an iron rod; thence South 80 degrees 50 minutes 02 seconds East 523.75 feet to the point of

beginning by survey by Carroll Carman, Registered Land surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated November 2, 2012.

For informational purposes only: prior deed references subject property to contain 5.18 acres, more or less.

Being the same property conveyed to James E. Clary, Jr. and Janice A. Clary by Special Warranty Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of America, dated December 19, 2012, recorded January 8, 2013, of record in Instrument No. 20130108-0002331, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8299 Ellis Dr., Joelton, TN 37080.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15 day of January, 2020.

James E. Clary, Jr.

Janice A. Clary

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James E. Clary, Jr. and Janice A. Clary**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 15 day of January, 2020.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021