WARRANTY DEED

Karen Johnson Davidson County
Batch# 401129 DEEDWARR
05/15/2020 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20200515-0050859

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-2023
(AFFIX SEAL)

SAMANTHA KING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard Warren Farmer	Richard Warren Farmer	Parcel ID: 017-00-0-033.00
(NAME)	(NAME)	
5962 Lickton Pike	5962 Lickton Pike	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Matthew Glenn England and Lisa Michelle England, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richard Warren Farmer, an unmarried man**, 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 the 10th Civil District of Davidson County, Tennessee and described as the Charles Spurlock Property according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated March 3, 1988, revised March 29, 1989, as follows:

Charles Spurlock Property (Remaining Tract): Beginning at a point, the most Southwest corner of Tract 5, and being the most Southeast corner of this tract; thence, N. 83 deg. 56 min. 59 sec. W. 203.70 feet to an iron pin set; thence, N. 53 deg. 16 min. 59 sec. W. 79.30 feet to an iron pin set; thence, N. 27 deg. 12 min. 59 sec. W. 68.30 feet to an iron pin set; thence, N. 9 deg. 29 min. 59 sec. W 147.00 feet to an iron pin set; thence, N. 3 deg. 21 min. 49 sec. E. 124.84 feet to an iron pin set; thence, N. 1 deg. 43 min. 26 sec. W. 382.00 feet to an iron pin set, corner to said Tract 5 of this survey; thence, with the line of said Tract 5 S. 81 deg. 49 min. 19 sec. E. 301.85 feet to an iron pin set; thence, continuing with the line of said Tract 5, S. 2 deg. 05 min. 46 sec. E. passing an iron pin set at 718.61 feet and in all a total of 738.61 feet to the beginning, containing 5.04 acres, more or less.

Being the same property conveyed to Matthew Glenn England et ux, Lisa Michelle England, by Warranty Deed from Charles D. Spurlock et ux, Virginia Faye Spurlock, of record in Book 8702, Page 780, in the Register's Office of Davidson County, Tennessee, dated August 13, 1992 and recorded on August 17, 1992.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5962 Lickton Pike, Goodlettsville, TN 37072

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 11 day of May 2020

Matthew Glenn England

Lisa Michelle England

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Matthew Glenn England and Lisa Michelle England, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2020.

Notary Public

My Commission Expires:

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY