This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020060002

Karen Johnson Davidson County
Batch# 457799 **DEEDWARR**
08/17/2020 09:57:43 AM 4 pgs
Fees: $23.00 Taxes: $1,383.06
20200817-0091793

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $373,800.00

R. MARK DOUGALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-08-2023

Sworn to and subscribed before me this 11th day of August, 2020.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Joe N. Smith		022 00 0 007.00
7174 Whites Creek Pike	New Owner	015 00 0 053.00
Joelton, TN 37080		022 00 0 008.00
		022 01 0 002.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Larry Crabtree, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joe N. Smith, married** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

See Attached Exhibit "A" Legal Description

This is unimproved property known as: **0 Eatons Creek Rd., Joelton, TN 37080**
This is improved property known as: **7410 Whites Creek Pike, Joelton, TN 37080**
This is improved property known as: **6370 Eatons Creek Rd., Joelton, Tennessee 37080**
This is unimproved property known as: **6375 Eatons Creek Rd., Joelton, Tennessee 37080**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 11th day of August, 2020.

Larry D. Crabtree

Larry Crabtree

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Larry Crabtree, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2020.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023

Exhibit "A"

LEGAL DESCRIPTION

Tract 1 (0 Eatons Creek Rd. m/p 0220000700)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING SITUATED IN THE 14TH CIVIL DISTRICT OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CORNER POST AND IRON PIN AT THE SOUTHEAST CORNER OF B. W. WALLACE'S PROPERTY AND THE WEST CORNER OF DR. W. FELTS', DECEASED, PROPERTY, RUNNING NORTH WEST 696.3 FEET WITH B. W, WALLACE'S NORTH BOUNDARY TO A SPIKE IN THE CENTER OF EATON'S CREEK ROAD THENCE DUE NORTH 115.5 FEET TO AN IRON PIN 24 FEET WEST OF THE CENTER LINE OF EATON'S CREEK, ROAD; THENCE TURNING AND RUNNING SOUTH 60 DEG. EAST 540 FEET TO AN IRON PIN IN FIELD; THENCE NORTH 20 DEG. EAST 400 FEET TO AN IRON PIN IN FENCE LINE; THENCE SOUTH 60 DEG. 15' EAST 231.5 FEET TO AN IRON PIN AT CORNER OF FENCE LINE: THENCE SOUTH 16 DEG. 45' EAST 369.6 FEET RUNNING WITH DR. FELTS' WEST BOUNDARY TO AN IRON PIN AT THE CORNER OF THE FENCE; THENCE SOUTH 72 DEG. WEST 316.8 FEET RUNNING WITH A WIRE FENCE AND BEING THE NORTH BOUNDARY OF DR. FELTS PROPERTY TO THE BEGINNING, CONTAINING 5 ACRES.

Being the same property conveyed to Mauna Crabtree and husband Larry Crabtree by Warranty deed from Nicole A. Pappas and husband, Steve W. Pappas of record in Instrument No. 20090413-0032792 Register's Office for Davidson County, Tennessee, dated April 10, 2009 and recorded on April 13, 2009. The said Mauna Crabtree having since died on December 26, 2019 and title now being vested in Larry Crabtree by operation of law.

Tract 2 (7410 Whites Creek Pike 01500005300)

Land in the 14th Civil District of Davidson County, Tennessee and located on the East side of the Nashville and Springfield Road about one mile North of Joelton, Tennessee.

Beginning at a point in the center of the Nashville and Springfield Pike, said point being Spain's Northwest corner and G. W. Williams Southwest Corner in Teasley's east line; thence in an eastwardly direction with Spain's North line 415 feet to a point in Walker's North line; thence in a Northwardly direction on a line parallel with the Nashville and Springfield Pike 210 feet to a point; thence westwardly and parallel to Walker's and Spain's North line 415 feet to a point in the center of the Nashville and Springfield Road in Teasley's line; thence in a Southerly direction with the center of the Nashville and Springfield Road 210 feet to the beginning, containing 2 acres more or less.

Being the same property conveyed to Clyde Midgett by Warranty deed from Gailie W. Williams and wife, Mazel Y. Williams of record in Book 3316, page 235, Register's Office for Davidson County, Tennessee, dated December 30, 1961 and recorded on January 2, 1962. The said Clyde Midgett having since died on May 15, 2008, vesting of title passing to Mauna Faye Crabtree as evidenced by the Affidavit of Heirship recorded in the Register's Office for Davidson County, Tennessee in Instrument No. 20200817-0091792. The said Mauna Faye Crabtree having since died on December 26, 2019 and title now being vested in Larry Crabtree by operation of law.

Tract 3 (6370 Eatons Creek Rd. 02200000800)

Situated in the 14th Civil District of Davidson County, and more particularly described as follows :

Beginning at an iron pin 24 feet West of the center line Of Eaton's Creek Road, thence running North 20 deg. East 401.3 feet to a spike in the center of Eaton's Creek Road; thence South 60 deg. 15" East 540 feet to an iron pin in a fence line; thence South 20 deg. west 400 feet to an iron pin in the field; thence turning and running North 60 deg. West 540 feet to the beginning, containing 4.9 acres.

Being the same property conveyed to Willie Mine Midgett by Warranty deed from Lakeshore Estates, Inc., a Tennessee corporation of record in Book 5251, page 990, Register's Office for Davidson County, Tennessee, dated February 11, 1978 and recorded on February 13, 1978. The said Willie Mine Midgett having since died on October 9, 2010, vesting of title passing to Mauna Faye Crabtree as evidenced by the Affidavit of Heirship recorded in the Register's Office for Davidson County, Tennessee in Instrument No. 20200817-0091791. The said Mauna Faye Crabtree having since died on December 26, 2019 and title now being vested in Larry Crabtree by operation of law.

Tract 4 (6375 Eatons Creek Rd. 02201000200)

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of Feltswood, Section One, of record in Book 3700, page 13, Register's Office for said County.

Being the same property conveyed to Willie Mine Midgett by Warranty deed from Tennessee Construction Company, a Tennessee Corporation of record in Book 5113, page 985, as rerecorded at Book 5115, page 429, Register's Office for Davidson County, Tennessee, dated January 21, 1977 and recorded on February 10, 1977. The said Willie Mine Midgett having since died on October 9, 2010, vesting of title passing to Mauna Faye Crabtree as evidenced by the Affidavit of Heirship recorded in the Register's Office for Davidson County, Tennessee in Instrument No. 20200817-0091791. The said Mauna Faye Crabtree having since died on December 26, 2019 and title now being vested in Larry Crabtree by operation of law.