n Davidson County
Batch# 669130 DEEDWARR
07/01/2021 09:36:40 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20210701-0089084

This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0098

STATE OF TENNESSEE

COUNTY OF Williamson
The actual consideration or value, whichever is greater, is $350,000.00

ALEXANDRA OWEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of June, 2021.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
David Bowden	New Owner	023-000-031.00
811 Clay Lick Court		
White Creek, TN 38456		

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 Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Karen Scott, a married woman, and Claude E. Wair, a single man** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **David Bowden, a single man,** hereinafter called the Grantee, their heirs and assigns, a certain parcel of land in Sumner County, Tennessee, described as follows:

Certain Tract of land in Davidson County, Tennessee, described as follows:

Beginning at a point in the Southwest corner of the right-of-way of I-24 as of record in Book 4515, Page 522, R.O.D.C.; thence South 44 degrees West 280 feet more or less to three small hickories on top of ridge; thence North 85 degrees West 165 feet to a planted stone on top of ridge; thence South 34 degrees West 676.5 feet to a Beech and Dogwood; thence South 198 feet to a stake in field; thence West 442.2 feet to a small hickory on ridge; thence South 1/2 degree East 1295.25 feet to a dogwood being Elsie L. Hicks' Northwest comer; thence East 726 feet to a stake in C. F. Atwood's Northwest boundary line; thence North 1/2 degrees West 1281.72 feet to a stake in branch; thence North 64-1/2 degrees East 363 feet to a mulberry near orchard fence; thence South 86-1/4 degrees East 384.78 feet to a stone in old fence row; thence North 34-1/2 degrees East 480 feet more or less to a point in the Southwest corner of the right-of-way of I-24 of record in Book 4515, Page 522, R.O.D.C.; thence North 62 degrees 54 minutes 59 seconds West 745 feet more or less to the point of beginning, containing 36.71 acres more or less.

Being the same property conveyed to Claude E. Wair, unmarried by Warranty deed from Faith Valley Farm, Inc., a Tennessee Corporation of record in Book 11398, page 263, Register's Office for Davidson County, Tennessee, dated March 22, 1999 and recorded on March 24, 1999.

Being the same property conveyed to Karren L. Scott, subject to a life estate in Claude E. Wair, by Quitclaim deed from Claude E. Wair, of record in Instrument No. 20200928-0111034 Register's Office for Davidson County, Tennessee, dated September 24, 2020 and recorded on September 28, 2020.

Being also known as **811 Clay Lick Court, White Creek, Tennessee 38456.**

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, her 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 30th day of June, 2021.

Karen L. Scott

Karen L. Scott

Claude E. Wair

Claude E. Wair

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Karren L. Scott, 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 30th day of June, 2021.

ALEXANDRA OWEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/18/2024

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Claude E. Wair, 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 30th day of June, 2021.

ALEXANDRA OWEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/18/2024