Karen Johnson Davidson County
Batch# 857714 DEEDWARR
05/18/2022 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220518-0057540

WARRANTY DEED

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/18/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory A. Melton	Pinnacle Bank	Map & Parcel 016 00-0 228.00
(NAME)	(NAME)	
2650 Crocker Springs Road	PO Box 702726	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Dallas, TX 75370	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten 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, John D. Benbow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gregory A. Melton and Chelcie L. Melton, 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 the 10th Civil District of Davidson County, Tennessee, being Tract No. 1 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:

Beginning at an existing iron pin in the northeasterly margin of Crocker Springs Road, the most northwest corner of this tract, and being a corner to W. D. Pewitt; thence, leaving said road and with the line of said Pewitt for a ways and then the line of Sadie E. Pewitt; S 81 deg. 9 min. 52 sec. E. 1034.93 feet to an existing iron post; corner to said Sadie E. Pewitt and being a corner to Joe Edwards; thence with the line of said Edwards S 75 deg. 40 min. 42 sec. E. 47.37 feet to an existing iron pin in the line of said Edwards, corner to F. W. Gray; thence with the line of said Gray S. 10 deg. 25 min. 56 sec. W. 75.00 feet to an iron pin set in the line of said Gray, corner to Tract 2 this survey; thence with the line of said Tract 2 S 68 deg. 26 min. 41 sec. W 663.50 feet to an iron pin set in the margin of said Crocker Springs Road; thence with margin of said Road for the next three calls as follows: N 24 deg. 14 min. 53 sec. W. 49.68 feet to a point; thence with a curve to the left having a central angle of 29 deg. 14 min. 24 sec., a radius of 844.42 feet and an arc length of 430.94 feet to a point; thence N 53 deg. 29 min. 17 sec. W. 186.59 feet to the beginning, containing 5.15 acres, more or less.

Being the same property conveyed to John D. Benbow by deed from Marty Wayne Crump and wife, Leslie Crump of record in Book 20030908-0130616, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to restrictions of record in Record Book 7475, Page 937, said Register's Office.

Subject to restrictions of record in Record Book 7582, Page 713, said Register's Office.

Subject to Agreement for roadway & Easements of record in Book 7604, Page 194, said Register's Office.

Subject to Metropolitian Health Department Letter of record in Book 7981, Page 639, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2650 Crocker Springs Road, Goodlettsville, TN 37072
(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.

202205180057540

Witness my hand this 10th day of May, 2022.

John D. Benbow

STATE OF TENNESSEE

COUNTY OF Robertson

On this 10th day of May, 2022, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John D. Benbow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 2-26-24

Notary Public,

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

COUNTY OF SUMNER NOTARY PUBLIC TENNESSEE

Certificate of Authenticity

I, Kathy Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/10/22.

Date

Klee

Affiant Signature

5/10/22

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 10th day of May, 2022

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

