Karen Johnson Davidson County
Batch# 983437 DEEDWARRSP
03/22/2023 02:22:13 PM 3 pgs
Fees: $18.00 Taxes: $555.00

20230322-0020857

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $150,000.00.

Deborah G. Bobel
AFFIANT

Subscribed and sworn to before me
This 22nd day of
March, 2023.

Howard M. Skipworth
NOTARY PUBLIC

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2026

My commission expires:

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550
EMAIL: hskipworth@skipworthlaw.com

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Bobel and wife, Deborah G. Bobel 5120 Clarksville Hwy. Whites Creek, TN 37189	Robert D. Bobel and wife, Deborah G. Bobel 5120 Clarksville Hwy. Whites Creek, TN 37189	03900005400

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RICHARD MORGAN MASTERS A/K/A RICKIE M. MASTERS, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto ROBERT D. BOBEL and wife, DEBORAH G. BOBEL, herein called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

See attached Exhibit "A" for description

Being the same property conveyed to RICKIE M. MASTERS, by deed from AGNES MASTERS, of record in Instrument No. 20011227-0142481, Register's Office for Davidson County, Tennessee

This conveyance is made subject to restrictive covenants, easements, and setback lines that are applicable to the herein described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This conveyance is further made subject to agreement between Grantor and Grantees, as additional consideration for purchase of said property, Grantor shall be allowed to remain in said property, free of rents and property tax, until Grantor's death or Grantor can no longer remain in property for health reasons.

This is (X) improved ( ) unimproved property known as: 4332 Waller Road, Whites Creek, TN 37189.

The herein description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD said parcel of land, together with all of the appurtenances, estate, title, and interest thereto belonging to said Grantees their heirs, and assigns, forever.

Grantor does hereby covenant with Grantees that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 22nd day of March, 2023

Richard Morgan Masters

RICHARD MORGAN MASTERS, GRANTOR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared RICHARD MORGAN MASTERS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 22nd day of March, 2023.

/Howard M. Skipworth

NOTARY PUBLIC

My commission expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
Joelton, TN 37080

EXHIBIT "A"

Located in the 14th Civil District of said County and State and a part of a 25 acre tract located west of the old Dry Fork Road on Waller Road, being about 800 feet west of State Highway 112.

Beginning at a point South of the Waller Road and in the center of a Branch a corner to Harold Cantrell and the southwest corner of branch South 85° East 165 feet; thence South 85° East 12.8 feet; thence North 60° East 125 feet; thence North 22° West 1440 feet; thence North 61° 30′ West 35 feet; thence South 14° West 184.1 feet; thence South 38° West 206.3 feet; thence South 18° 45′ East 828.6 feet to an iron pin; thence South 18° 45′ East 300 feet to the point of beginning, containing 10.15 acres, according to a survey of C.J. Carney dated February 7, 1959, and being a part of the same land conveyed by deed from Charles Thomas Moses to Sarah Ulrich as is of record in Book 954, Page 326, R.O.D.C. Tenn.

Being the same property conveyed to George M. Masters (now deceased) and wife, Agnes Masters from Sarah Ulrich and husband H. D. Ulrich, by deed of record in Book 2883, Page 193, Register's Office for Davidson County, Tennessee.

Included in the above description, but expressly excluded from this conveyance is certain real property described as follows, to-wit:

Beginning at a point in the center of a creek, said point of beginning being the Southwest corner of the herein described tract and being the Southeast corner of the Eugene Bowers property of record in Deed Book 2883, Page 195, R.O.D.C., Tn; Thence with Bowers' line the following two calls: North 24 degrees 46 minutes 12 seconds West 351.55 feet to a point; thence South 65 degrees 13 minutes 48 seconds West 150.00 feet to a point; thence leaving Bowers' original Northwest corner North 24 degrees 46 minutes 12 seconds West 39.00 feet to a point; thence severing the Masters' property North 65 degrees 13 minutes 48 seconds East 197.09 feet to a point; thence South 29 degrees 01 minutes 52 seconds East 401.03 feet to a point in the center of a creek; thence with the center of the creek South 72 degrees 11 minutes 00 seconds West 77.46 feet to the point of beginning, containing 0.70 acres more or less.
Being the same property conveyed to George M. Masters (now deceased) and wife, Agnes Masters from Sarah Ulrich and husband H.D. Ulrich, by deed of record in Book 2883, Page 193, Register's Office for Davidson County, Tennessee, and then conveyed by Agnes Masters to Eugene Bowers and wife, Jackie Bowers by deed of record in Book 9339, Page 742, Register's Office for Davidson County, Tennessee.