WARRANTY DEED

Dot Dowlen, Register
Cheatham County Tennessee
Rec #: 76526 Instrument 27291
Rec'd: 8.00 MBk: U Pg 18
State: 310.06 Recorded
Clerk: 1.00 11/9/2000 at 12:50 PM
EDP: 2.00 in Deed Book
Total: 321.06

522 Pg 507

#1150

Return to:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,800.00

Gina L. Forshay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2000.

Victor Hazelwood
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Gina L Forshay	Gina L Forshay	63/7 (Cheatham)
(NAME)	(NAME)	
633 Glastonbury Road	633 Glastonbury Rd ~~O Little Marrowbone Rd~~	045.00.0.01 (Davidson)
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37217	Nashville ~~Ashland City~~, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jaqueline Daugherty, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gina L Forshay and Mike L Helms, 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:

**CHEATHAM

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 11/30/00 13:50 2pgs
Fees:10.00 Taxes:0.00

20001130-0117585

unimproved ☒
This is improved ☐ property, known as O Little Marrowbone Rd., Ashland City, TN
(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.

Witness my/our hand(s) this 1st day of November, 2000.

Jaqueline Daugherty

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jackie Daughtery with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of November, 2000.

Commission expires: May 26, 2002

~~Elizabeth K. Triplett~~ Victor Hazelwood
Notary Public

Victor Hazelwood

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Tract No. 3: Beginning at an iron pin in the north margin of Little Marrowbone Road, thence North 33 deg. 45 min. 13 sec. West 440.87 feet to an iron pin; thence, South 51 deg. 14 min. 48 sec. East 100.16 feet to an iron pin; thence, North 9 deg. 49 min. 05 sec. East 1938.60 feet to an iron pin; thence, on a new line, South 78 deg. 23 min. 30 sec. East 1283.60 feet to an iron pin (new); thence South 9 deg. 39 min. 17 sec. West 222.49 feet to an iron pin (new); thence with J.C. Merritt's north line for the next four calls, South 32 deg. 35 min. 00 sec. West 643.00 feet, South 23 deg. 35 min. 00 sec. West 165.00, South 4 deg. 35 min. 00 sec. West 231.00 feet and South 33 deg. 25 min. 00 sec. East 151.00 feet all to iron pins (new). The last call ends at the north margin of Little Marrowbone Road. Thence with the north margin of Little Marrowbone Road for the next three calls South 40 deg. 25 min. 36 sec. West 97.09 feet along a curve to the right with a delta of 15 deg. 54 min. 16 sec., a radius of 1500.00 feet, a length of 416.38 feet and a tangent of 209.54 feet and South 56 deg. 19 min. 52 sec. West approximately 604 feet to the point of beginning and containing 47.96 acres, more or less, according to survey of John Franklin, J. Franklin & Associates, R.L.S. No. ____.

Tract No. 2: Beginning at the northwest corner of the Franklin Adcock Farm at an iron pin (new), thence South 81 deg. 43 min. 42 sec. East 1282.41 feet to an iron pin (new); thence, on a new line South 9 deg. 39 min. 17 sec. West 359.71 feet to an iron pin (new); thence, North 78 deg. 23 min. 30 sec. West 1283.60 feet to an iron pin (new); thence, North 9 deg. 49 min. 5 sec. East 285.00 feet to the point of beginning and containing 9.49 acres, more or less, according to survey of John Franklin, J. Franklin & Associates, R.L.S. No. ____.

Being the same property conveyed to Jacqueline Daugherty and Dorothy I. Daugherty by deed recorded in Book 11041, page 986, (Davidson County) and Book 445, page 618, Register's Office for Cheatham County, Tennessee. The said Dorothy I. Daugherty having since deceased.