WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Robert E. Frey
Affiant

REBECCA HUDSON NOTARY PUBLIC LARGE SUMNER COUNTY TN My Commission Expires April 10, 2004

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2001.

Rebecca Hudson
Notary Public

MY COMMISSION EXPIRES: April 10, 2004.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/13/01 12:45 2pgs
Fees:13.00 Taxes:1036.00
20010913-0099912

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Frey	Robert E. Frey	12 116
(NAME) 6500 Lickton Pike	(NAME)	
(ADDRESS) Goodlettsville, Tennessee 37072	(ADDRESS)	
(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, Ronald W. Strahan and Wife, Michelle Boudinot- Strahan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Frey and Donna D. Frey, 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:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 5 on a survey dated May 13, 1986 by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

Beginning at an iron pin in the northerly margin of Lickton Pike, (said point being North 74 deg. 08 min. 09 sec. East 156.34 feet to an iron pin; thence North 74 deg. 41 min. 02 sec. East 200.70 feet to an iron pin; thence North 77 deg. 03 min. 19 sec. East 148.07 feet to an iron pin; thence in an easterly direction on a curve having a radius of 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42 deg. 53 min. 27 sec. For distance of 256.12 feet from the southeasterly corner of the property of Carl Gutherie of record in Book 3886, page 484, Register's

Continued on next page.

Being the same property conveyed to Ronald W. Strahan and Wife, Michelle Boudinot- Strahan by deed from Roy dale Young and wife, Charlotte Y. Medley-Young of record in Deed Book 9710, page 695, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6882, page 1, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 6500 Lickton Pike, 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.

Witness my/our hand(s) this 31st day of August, 2001.

Ronald W. Strahan

Michelle Boudinot- Strahan

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 Ronald W. Strahan and Wife, Michelle Boudinot- Strahan the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/31/2001

My Commission Expire:4/10/2004

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires April 10, 2004

File Number2108224

RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Continuation of Legal

Office of Davidson County Tennessee;) thence North 19 deg. 23 min. 45 sec. West 1256.65 feet to an iron pin; thence North deg. 22 min. 18 min. 23 sec. East 1236.05 feet to an iron pin in the northerly margin of Lickton Pike; thence in a westerly direction of said margin of said Pike on a curve having a radius of 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42 deg. 53 min. 27 sec. for a distance of 182.38 feet to the point of beginning.