WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/03 09:02 2pgs
Fees:13.00 Taxes:1179.32
20030422-0052719

ELLMORE JR. TENN. R. LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,735.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitch Warren	Mitch Warren 1191 W. Main Suite A	10-71
(NAME) 7275 Apple View Drive	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Hendersonville TN 37075	
(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, James H. Benson and wife, Judy Benson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mitch *Warren and wife, Cathy Warren, 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:

*Bradly Mitchell

A tract of land in the Second Civil District of Davidson County, Tennessee, being described according to a survey by R. L. Montoya Land Surveying dated July 16, 1987, as follows:

BEGINNING at an existing concrete right-of-way monument located at the intersection of the northwest margin of Apple View Drive and the northern lot line of Lot 14 in the Plan of Ridgeview Estates, Section One, of record in Book 5200, Page 356, Register's Office for Davidson County, Tennessee; thence along said right-of-way with a curve to the left, said curve having the following curve data: a delta of 10 degrees 41 minutes 30 seconds, a radius of 393.86 feet, a tangent of 36.86 feet and a length of 73.50 feet to a point; thence leaving said right-of-way, South 86 degrees 36 minutes 00 seconds West 200.95 feet along a line common to the Harold D. Baker property of record in Book 6215, Page 287; thence along a line common to the E. G. Bracey property of record in Book 4819, Page 184, Register's Office for Davidson County, Tennessee, North 49 degrees 45 minutes 00 seconds West 38.81 feet to a White Oak Tree; thence continuing with Bracey's East line North 17 degrees 30 minutes 00 seconds West 637.60 feet to a steel post; thence continuing with Bracey's East line, North 13 degrees 23 minutes 13 seconds East 509.53 feet to an iron pipe, said pipe being the northeast corner of Bracey and the southeast corner of G. H. Paradise of record in Book 6156, Page 125, Register's Office for Davidson County, Tennessee; thence with Paradise's East line North 11 degrees 56 minutes 21 seconds East 589.83 feet to a point; thence continuing with said Paradise East line, North 11 degrees 43 minutes 13 seconds East 277.87 feet to a point in the center of Sycamore Creek South; thence continuing with the centerline of said creek with the following three calls: North 88 degrees 27 minutes 51 seconds East 438.23 feet; thence South 68 degrees 13 minutes 27 seconds East 292.69 feet; thence South 38 degrees 38 minutes 02 seconds East 239.70 feet; thence leaving said centerline of creek South 09 degrees 10 minutes 08 seconds West 176.38 feet to a platted concrete monument which marks the northwesterly corner of the aforementioned Ridgeview Estates; thence with the line of Ridgeview Estates for the next eight calls: South 16 degrees 35 minutes 00 seconds West 408.00 feet to a platted concrete monument; thence South 21 degrees 55 minutes 00 seconds West 482.00 feet to a platted concrete monument; thence South 16 degrees 46 minutes 00 seconds East 386.80 feet to a platted concrete monument; thence South 27 degrees 11 minutes 11 seconds West 194.80 feet to a platted concrete monument; thence North 86 degrees 46 minutes 00 seconds West 348.06 feet to a platted concrete monument; thence South 53 degrees 23 minutes 53 seconds West 154.20 feet to an existing concrete monument in the easterly right-of-way of Apple View Drive; thence continuing an additional 25.83 feet to the centerline of Apple View Drive, a total of 180.03 feet to a point, the beginning of a curve in a southerly direction; thence with said curve along said centerline and curving to the right and having the following curve data: a delta of 10 degrees 42 minutes 50 seconds, a radius of 418.00 feet, a tangent of 39.20 feet and a length of 78.16 feet to a point; thence leaving said centerline South 64 degrees 07 minutes 27 seconds West 24.19 feet to the point of beginning.

BEING the same property conveyed to James H. Benson and wife, Judy Benson, by Warranty Deed from Thomas C. Holmes and wife, Karen S. Holmes, of record in Instrument No. 20021216-0154519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 7275 Apple View Drive, 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 our hands this 28th day of March, 2003.

James H. Benson

Judy Benson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named James H. Benson and wife, Judy Benson, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that their executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2003.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

