WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/04 10:31 3pgs
Fees:18.00 Taxes:591.63
20040719-0085735

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2004.

Ocie E Henderson
Notary Public

MY COMMISSION EXPIRES: 12-04-04
(AFFIX SEAL)

OCIE E. HENDERSON
Commission # 1285938
Notary Public - California
Los Angeles County
My Comm. Expires Dec 4, 2004

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael P Reagan	Capital Bank & Trust Company	Map 015
(NAME) 7851 Strawberry Hill Road	(NAME) 1820 West End Avenue	Parcel 252
(ADDRESS) Joelton, TN 37080	(ADDRESS) Nashville Tennessee 37203	
(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,
Richard J. Varno and Wife, Donna A Varno, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Michael P Reagan ,unmarried, 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:**

BEING located in Davidson County, Tennessee, on the east side of Wilkinson Road and the south side of Strawberry Hill Road, and being the property of record in Book #20010625-67133, Register's Office, Davidson County, Tennessee. See Tax Map 15, Parcels 38.00 and 252.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the east margin of Wilkinson Road, same being the southernmost corner of this tract and a western corner of Zenarosa C. Salcedo; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 01 degree 25 minutes 02 seconds, a radius of 22302.00 feet, a tangent length of 275.85 feet and a chord of North 40 degrees 20 minutes 05 seconds
Continued on next page.

Being the same property conveyed to Richard J. Varno and Donna A. Varno by deed from WILLIE LEE ROBERTS, UNMARRIED of record in Deed INSTRUMENT NUMBER 20010625-0067133 AND FILED FOR RECORD ON JUNE 25, 2001, 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 (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7851 Strawberry Hill Road, Joelton, TN 37080

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Continuation of Legal

West 551.66 feet; thence along said curve an arc length of 551.67 feet to a point, same being a point of curvature of a curve proceeding clockwise, having a deflection angle of 28 degrees 01 minute 06 seconds, a radius of 337.00 feet, a tangent length of 84.08 feet and a chord of North 27 degrees 02 minutes 03 seconds West 163.16 feet; thence along said curve an arc length of 164.80 feet; thence North 13 degrees 01 minute 30 seconds West 271.89 feet to an iron rod in said margin; thence leaving road North 76 degrees 29 minutes 52 seconds East 278.15 feet to an iron rod in the south margin of Strawberry Hill Road; thence with same North 51 degrees 09 minutes 52 seconds East 107.00 feet to an iron rod; thence North 28 degrees 13 minutes 02 seconds East 75.86 feet to an iron rod; thence with line of Richard D. Womack South 72 degrees 36 minutes 17 seconds East 488.96 feet to an iron rod; thence South 11 degrees 23 minutes 38 seconds East 433.99 feet to an iron rod; thence with line of Zenarosa C. Salcedo North 85 degrees 02 minutes 54 seconds West 717.55 feet to a point (passing a witness iron rod at 699.55 feet); thence South 31 degrees 11 minutes 59 seconds East 379.38 feet to a point; thence South 40 degrees 29 minutes 13 seconds East 200.00 feet to an iron rod; thence South 53 degrees 58 minutes 57 seconds West 76.14 feet to the point of beginning containing 9.92 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated June 18, 2004.

Being the same property conveyed to Richard J. Varno and Donna A. Varno by deed from WILLIE LEE ROBERTS, UNMARRIED of record in Deed INSTRUMENT NUMBER 20010625-0067133 AND FILED FOR RECORD ON JUNE 25, 2001, Register's Office for said County.

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 15th day of July, 2004.

Richard J. Varno

Donna A Varno

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Richard J. Varno and Wife, Donna A Varno the bargainor(s), 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 7/15/2004

My Commission Expires: Aug 8, 2004

Notary Public

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY TENN

File Number2405356
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122