File No. 250402174

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 12-30-08

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 07/06/05 11:39 2 pgs
Fees:13.00 Taxes:952.75

20050706-0077399

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josephine Hawke, Trustee for the Josephine Hawke Trust U/A/D 4/14/88	Josephine Hawke, Trustee for the Josephine Hawke Trust U/A/D 4/14/88	
(NAME) 543 Dry Creek Road	(NAME) SAME	MAP 025 PARCEL 183
(ADDRESS) Goodlettsville, TN	(ADDRESS)	GROUP 00-0
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Glen A. Noah and wife, Darla V. Noah**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Josephine Hawke, Trustee for the Josephine Hawke Trust U/A/D 4/14/88 with the power to sell, convey mortgage, encumber, transfer without joinder of any beneficiary.**, HEREINAFTER CALLED THE GRANTEE(S), 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 Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being a portion of that property conveyed to Earl C. Sutton, Jr., etux in Deed Book 7147, Page 620, RODCT, in the 11th councilmanic district of Davidson County, Tennessee more accurately described according to a survey dated September 29, 1993, by Tommy E. Walker TN Lic. No. 1465 as follows: Beginning at a set iron pin in the northerly margin of Dry Creek Road, said pin being the most southwesterly corner of the herein described tract, said corner being 50 feet easterly of Carl Sutton Sr., property, thence N, 06 deg. 32 min. 34 sec. E, 671.69 feet to set iron pin; thence S 76 deg. 02 min. 17 sec. E 364.15 feet to a set iron pin; thence S 01 deg. 58 min. 14 sec. E, 166.62 feet to a set iron pin; thence S. 25 deg. 48 min. 00 sec. W, 565.01 feet to a set iron pin in the margin of Dry Creek Road; thence with said margin and a curve to the left (I=07 deg. 25 min. 49 sec., L = 220.00 feet R= 1696.43 feet) 220/00 feet to the point of beginning containing 5.01 acres more or less.

Being the same property conveyed to Glen A. Noah and wife, Darla V. Noah, by Deed from John C. Boyce and wife, Barbara C. Boyce, dated July 29, 1996, filed for record on August 6, 1996, in Deed Book 10147, Page 301, Register's Office for Davidson County, Tennessee.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 543 Dry Creek Road, Goodlettsville, 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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 30 day of June 2005.

Glen A. Noah

Darla V. Noah

STATE OF MINNESOTA
COUNTY OF Hennepin

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Glen A. Noah and wife, Darla V. Noah, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Champlin, Minnesota, this 30 day of June, 2005.

My Commission Expires: 1/31/2009

Notary Public

File Number: 250402174
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

NICOLE RENEE CUTTER-BROWN
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2009