WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/05 11:15 3 pgs
Fees:17.00 Taxes:0.00

20051114-0137036

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-27-07
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Brown	Mike Brown	55-4.00 Davidson County
(NAME)	(NAME)	
4144 Bull Run Road	4144 Bull Run Road	64.4.00 Cheatham County
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	Ashland City, TN 37015	
(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,

Helen R. Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mike Brown, and wife Amy Brown,

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: AND CHEATHAM COUNTY,

SEE ATTACHED EXHIBIT A

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4144 Bull Run Road, Ashland City, TN 37015

(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 hand this 17th day of October, 2005.

Helen R. Smith

Dolores Moulton, Register
Cheatham County Tennessee

Rec #:	130720		
Rec'd:	15.00	Instrument #:	83145
State:	1387.50	Recorded	
Clerk:	1.00	11/2/2005 at	9:00 AM
EDP:	2.00	in Record Book	
Total:	1405.50	175	
		Pgs.	659-661

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 17th day of October, 2005, before me, a Notary Public in and for the State and County aforesaid, personally appeared Helen R. Smith, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 17th day of October, 2005.

Commission expires: 5-27-07

Sharon L. Riney

Notary Public



EXHIBIT A

Land in the 13th Civil District of Davidson County, Tennessee, and a portion of the property lying in Cheatham County, Tennessee, being Tract No. 1 on Bull Run Road, as described in the survey by Richardson Morris Company, Surveyors, dated November 7, 1972, as follows:

Beginning at a point in the westerly margin of Bull Run Road, at the northeast corner of the property conveyed to V.R. Langley by deed of record in Book 2535, page 633, Register's Office for Davidson County, Tennessee; thence North 69 deg. 15' West 347.40 feet; thence North 66 deg. 08' West 631.17 feet; thence North 55 deg. 00' West 800.25 feet; thence North 32 deg. 00' West 420.75 feet; thence North 25 deg. 00' West 165 feet; thence North 30 deg. 00' West 247.50 feet; thence North 25 deg. 00' West 156.75 feet; thence North 32 deg. 00' West 330 feet; thence North 28 deg. 29' West 553.78 feet; thence South 67 deg. 35' 05" West 593.22 feet; thence North 11 deg. 13' 36" West 465.97 feet; thence North 11 deg. 32" East 177 feet; thence North 43 deg. 29' East 68.61 feet; thence North 1 deg. 51' 18" West 680 feet; thence North 39 deg. 38' West 115.26 feet; thence North 38 deg. 43' East 96.66 feet; thence South 86 deg. 11' East 670.26 feet; thence South 10 deg. 00' West 184.90 feet; thence South 31 deg. 57' East, 2,752.92 feet; thence South 2 deg. 26' East 236.51 feet; thence South 53 deg. 20' East 1,300 feet to a point in the westerly margin of Bull Run Road; thence southerly along the westerly margin of said Bull Run Road, 202 feet to the point of beginning.

Being the same property conveyed to Donavon C. Smith and wife, Helen R. Smith by deed from Ollie J. Cripps and Frieda W. Cripps, dated August 25, 1980, of record in Book 5643, page 753, Register's Office for Davidson County, Tennessee and of record in Deed Book 208, page 548, Register's Office for Cheatham County, Tennessee. Donavon C. Smith having since died and title vesting in Helen R. Smith as sole remaining tenant by the entirety.