WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/06 14:45 2 pgs
Fees:13.00 Taxes:1147.00

20060103-0000686

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: May 14, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Debasio	David A. Debasio	004-000-147.00
(NAME)	(NAME)	
5024 Cougar Cove	5024 Cougar Cove	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(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, Donald Dickerson and Sheron Dickerson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Debasio, husband and wife Vicki Debasio, 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:

TO FIND THE POINT OF BEGINNING, START AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY (25 FEET FROM THE CENTERLINE) OF COOPERTOWN ROAD WITH THE WESTERLY BOUNDARY LINE OF PROPERTY OWNED BY MARIE SLOAN, OF RECORD IN DEED BOOK 6842 PAGE 844 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID INTERSECTION BEING WESTERLY ALONG SAID RIGHT-OF-WAY APPROXIMATELY 1375 FEET FROM THE CENTERLINE OF WHITES CREEK PIKE; THENCE, WITH SAID RIGHT-OF-WAY, NORTH 79 DEGREES 44 MINUTES 00 SECONDS WEST 50.70 FEET TO AN IRON PIN; THENCE, LEAVING SAID RIGHT-OF-WAY AND SEVERING THE PROPERTY OF JAY GILPIN, OF RECORD IN DEED BOOK 6935 PAGE 169 IN SAID REGISTER'S OFFICE, SOUTH 0 DEGREES 44 MINUTES 00 SECONDS WEST 572.24 FEET TO AN IRON PIN; THE POINT OF BEGINNING; THENCE, CONTINUING TO SEVER SAID GILPIN PROPERTY WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 748.48 FEET, SOUTHERLY AN ARC DISTANCE OF 254.90 FEET TO AN IRON PIN; THENCE, CONTINUING TO SEVER SAID GILPIN PROPERTY, NORTH 89 DEGREES 16 MINUTES 00 SECONDS WEST 914.34 FEET TO AN IRON PIN IN THE EASTERLY BOUNDARY LINE OF PROPERTY OWNED BY LLOYD T. OWEN ET UX, OF RECORD IN DEED BOOK 6620 PAGE 812 IN SAID REGISTER'S OFFICE; THENCE, WITH SAID EASTERLY BOUNDARY LINE, NORTH 6 DEGREES 45 MINUTES 00 SECONDS WEST 252.15 FEET TO AN IRON PIN; THENCE, AGAIN SEVERING SAID GILPIN PROPERTY, SOUTH 89 DEGREES 16 MINUTES 00 SECONDS EAST 990.18 FEET TO THE BEGINNING CONTAINING 5.51 ACRES.

THE ABOVE DESCRIBED TRACT IS BENEFITTED BY A PERMANENT AND PERPETUAL EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS BETWEEN SAID TRACT AND COOPERTOWN ROAD, SAID EASEMENT BEING 50 FEET WIDE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION FO THE SOUTHERLY RIGHT-OF-WAY (25 FEET FROM THE CENTERLINE) OF COOPERTOWN ROAD WITH THE WESTERLY BOUNDARY LINE OF PROPERTY OWNED BY MARIE SLOAN, OF RECORD IN DEED BOOK 6842 PAGE 844 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID INTERSECTION BEING WESTERLY ALONG SAID RIGHT-OF-WAY APPROXIMATELY 1375 FEET FROM THE CENTERLINE OF WHITES CREEK PIKE; THENCE, WITH SAID WESTERLY BOUNDARY LINE, SOUTH 0 DEGREES 44 MINUTES 00 SECONDS WEST 780.29 FEET TO AN IRON PIN; THENCE, SEVERING THE PROPERTY OF JAY GILPIN, OF RECORD IN DEED BOOK 6935 PAGE 169 IN SAID REGISTER'S OFFICE, AS FOLLOWS: NORTH 89 DEGREES 39 MINUTES 40 SECONDS WEST 13.24 FEET TO AN IRON PIN, SOUTH 67 DEGREES 58 MINUTES 20 SECONDS WEST 86.48 FEET TO AN IRON PIN INTERCEPTING A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 748.48 FEET; THENCE, CONTINUING TO SEVER SAID GILPIN PROPERTY AND WITH SAID CURVE, NORTHERLY AN ARC DISTANCE OF 254.90 FEET TO AN IRON PIN AT THE POINT OF TANGENCY; THENCE, CONTINUING TO SEVER SAID GILPIN PROPERTY, NORTH 0 DEGREES 44 MINUTES 00 SECONDS EAST 572.24 FEET TO AN IRON PIN IN SAID SOUTHERLY RIGHT-OF-WAY; THENCE, WITH SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 79 DEGREES 44 MINUTES 00 SECONDS EAST 50.70 FEET TO THE BEGINNING.

THIS DESCRIPTION IS BASED ON A FIELD SURVEY COMPLETED ON JANUARY 15, 1987 AND REVISED ON FEBRUARY 16, BY ROBERT H. CUMMINGS, TENNESSEE REGISTERED LAND SURVEYOR NO. 693.

BEING THE SAME PROPERTY CONVEYED TO DONALD & SHERON DICKERSON BY DEED FROM JAY M. GILPIN, BUD STEDMAN AND GEORGIA STEDMAN, RECORDED ON THE 22ND DAY OF JANUARY, 1987 IN BOOK 7114, PAGE 22 RE-RECORDED IN BOOK 7271, PAGE 681, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 5024 Cougar Cove, Joelton, TN 37080

(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 8th day of December, 2005.

Donald Dickerson

Sheron Dickerson

NOTARY AFFIDAVIT

State of Tennessee, County of Williamson }SS:

On December 8, 2005 before me, the Undersigned, a Notary

Public in and for said state, personally appeared Donald Dickerson & Sheron Dickerson

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

(seal)

Signature

Printed name: Andrew P. Gilstrap

My commission expires: 5-14-07