File No. 20070019

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/07 13:58 2 pgs
Fees:13.00 Taxes:314.50
20070312-0030169

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Mark E Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/07/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela M. Wilson	New Owner	6-112.00
(NAME)	(NAME)	
1832 Springfield Highway		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, Eric A. Kieffer and wife, Christina J. Kieffer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela M. Wilson, 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:

Described property located in the Second Civil District of Davidson County, Tennessee, to-wit:

Beginning at an iron pin (set), said pin being the northwest corner of the herein described tract and a corner to the remainder of the Meadors Property, also being in the south right of way of U. S. Highway 41; thence with the south right of way to U. S. Highway 41 South 24 degrees 42 minutes 00 seconds East 297.78 feet to an iron pin (set); thence with said right of way North 65 degrees 18 minutes 00 seconds 5 feet to an iron pin (set); thence with said right of way South 24 degrees 42 minutes 00 seconds East 108.68 feet to an iron pin (set), said pin being a corner to the remainder of Meadors property; thence with said Meadors property South 65 degrees 31 minutes 43 seconds West 264.22 feet to an iron pin (set), said pin being a corner to Meadors and in the north margin of a 50 foot easement, 25 feet from centerline of an existing drive; thence along the north margin of said easement and 25 feet from centerline of said drive North 11 degrees 35 minutes 17 seconds West 25.91feet to an iron pin (set); thence North 24 degrees 31 minutes 08 seconds West 241.25 feet to an iron pin (set); thence North 20 degrees 27 minutes 37 seconds West 73.99 feet to an iron pin (set) thence North 05 degrees 38 minutes 21 seconds West 24.45 feet to an iron pin (set); North 22 degrees 12 minutes 02 seconds East 21.35 feet to an iron pin (set); thence North 50 degrees 10 minutes 47 seconds East 12.28 feet to an iron pin (set); thence North 52 degrees 16 minutes 47 seconds East 131.30 feet to an iron pin (set); thence North 68 degrees 56 minutes 51 seconds East 83.93 feet to the point of beginning.

Being the same property conveyed to Eric A. Kieffer and wife, Christina J. Kieffer by deed from Tim A. Bridges and wife, Patricia J. Bridges, dated Decmeber 19, 1997 and recorded on December 29, 1997 in Record Book 10733, page 995, Register's Office, Davidson County, Tennessee.

Subject to an easement of record in Book 7436, Page 121, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1832 Springfield Highway, 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.

File No. 20070019
Witness our hands this 9th day of March, 2007.

Eric A. Kieffer

Christina J. Kieffer

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric A. Kieffer and wife, Christina J. Kieffer, the bargainor(s), 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 this 9th day of March, 2007.

Commission expires: 10/07/09

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public