File No. 270700711

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/07 11:37 2 pgs
Fees:13.00 Taxes:2016.50
20071019-0124123

Rebecca Campbell Williamson State Of Tennessee Notary Public Sumner County

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: April 12, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney at Law
Cumberland Title
885 Conference Drive, Suite 200
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Downard	David C. Downard	~~11-00-189~~
(NAME) 3080 Freeman Hollow Rd.	(NAME) Same	91-000-189.00
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) ,	
(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, WE,

Marty W. Crump and wife, Leslie S. Crump,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David C. Downard, an unmarried man,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron rod in the easterly right of way of Freeman Hollow Road (25 feet from the center line) said iron rod being located northerly along said right of way from the most northerly corner of property owner by Robert E. Webb of record in Deed Book 4575, Page 271, Register's Office of Davidson County, Tennessee (RODCT) as follows: with a curve concave to the west having a radius of 986.21 feet and an arc distance of 210.85 feet through a central angle of 12 degrees 14 minutes and 59 seconds to the point of tangency; North 17 degrees 04 minutes 33 seconds West 89.91 feet; thence, leaving the point of beginning with the easterly right of way of Freeman Hollow Road as follows: North 17 degrees 04 minutes 33 seconds West 444.86 feet; to the beginning of a curve concave to the East having a radius of 1,843.59 feet and an arc distance of 715.08 feet through a central angle of 22 degrees 13 minutes and 25 seconds to an iron rod; with a fence line North 16 degrees 30 minutes 32 seconds East 45.96 feet to an iron rod; North 22 degrees 45 minutes 32 seconds East 115.50 feet to an iron rod; north 10 degrees 59 minutes 59 seconds East 159.56 feet to an iron rod; North 06 degrees 23 minutes 21 seconds West 451.36 feet to a concrete monument; thence, with the southerly boundary line of property owned by Mitzi R. Sawyer of record in Deed Book 9731, page 584 (RODCT) also being the southerly boundary line of North Land Estates, section one, of record in Book 3842, page 212 (RODCT) South 85 degrees 16 minutes 43 seconds East 385.98 feet to an iron rod; thence, with the westerly boundary line of property owned by Thurman McKee and wife, of record in Deed Book 5427, page 585 (RODCT) as follows: South 10 degrees 48 minutes 52 seconds East 554.99 feet to an iron rod; South 41 degrees 42 minutes 42 seconds East 83.82 feet to an iron rod; South 27 degrees 59 minutes 34 seconds East 349.03 feet to an iron rod; South 15 degrees 39 minutes 02 seconds East 303.44 feet to an iron rod; South 08 degrees 53 minutes 01 seconds East 160.35 feet to an iron rod; south 09 degrees 38 minutes 39 seconds East 166.87 feet to an iron rod; South 02 degrees 50 minutes 18 seconds East 59.73 feet to an iron rod; thence severing

subject property as follows; South 72 degrees 55 minutes 27 seconds West 527.38 feet to an iron rod; South 17 degrees 04 minutes 33 seconds East 54.12 feet to an iron rod; South 72 degrees 55 minutes 27 seconds West 200.00 feet to the beginning containing 24.95 acres.

Being the same property conveyed to Leslie S. Rigney and Marty W. Crump, both unmarried, as joint tenants with the right of survivorship, by deed from John M. Shivers and Helen Shivers Knight and Enoch Allen Shivers and Charles Shivers, dated May 15, 2001 and recorded May 18, 2001 in Instrument No. 20010518-0051790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leslie S. Crump and husband, Mary W. Crump, by Quitclaim Deed from Leslie S. Rigney, now married and known as Leslie S. Crump and Marty W. Crump, dated November 19, 2002 and recorded in Instrument No. 20021125-0145981, Register's Office for Davidson County, Tennessee.

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 3080 Freeman Hollow Rd., 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 GRANTEE(S), HIS 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 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 hands this 20th day of August, 2007.

Marty W. Crump

Leslie S. Crump

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marty W. Crump and wife, Leslie S. Crump, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of August, 2007.

Commission expires: April 12, 2008

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

Rebecca Campbell Notary Public

File Number: 270700711

RETURN TO:
Cumberland Title
885 Conference Drive, Suite 200
Goodlettsville, TN 37072