WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: November 14, 2009.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/17/08 12:23 2 pgs
Fees:13.00 Taxes:1036.00
20080417-0039007

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

Return To:

18b
File No. 3301

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Knoble	Liberty Mortgage Funding	01600024000
(NAME)	(NAME)	
2591 Crocker Springs Road	9300 Shelbyville Rd	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Louisville, KY 40222	
(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, Curtis B. Wright and wife, Virginia L. Wright, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Knoble, 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:

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 78 on an unrecorded survey of William and Patty Frensley, Property of Roy G. Cole, Surveyor No. 924, dated December 5, 1988, as follows:

(Known as Tract No. 2)

To find the POINT OF BEGINNING, being at the most northwest corner of Tract No. 7 as described in Deed to William Frensley and wife, Patricia Frensley of record in Book 7709, Page 337, Register's office for Davidson County, Tennessee. The POINT OF BEGINNING: thence from said POINT OF BEGINNING, S 67° 00 min. 20 sec. E 103.36 feet to a point: thence N 88° 46 min. 49 sec. E 88.25 feet to a point: thence S. 73° 46 min. 51 sec. E 216.43 feet to a point: thence S 27° 29 min. 40 sec. E 108.17 feet to a point: thence S 24° 58 min. 37 sec. E 62.67 feet to an iron pin set, corner to said Tract 6 and a corner to Tract 8 on a survey by Roy G. Cole, Surveyor No. 924, dated November 25, 1987:thence with the line of said Tract 8 for the next seven calls as follows: S 15° 18 min. 07 sec. E 90.82 feet to a point: thence S. 21° 25 min. 26 sec. E 93.57 feet to a point: thence S 36° 41 min. 11 sec. E 100.08 feet to a point; thence S 52° 15 min. 15 sec. E 59.95 feet to a point; thence S 62° 57 min. 55 sec. E. 272.01 feet to a point; thence S 83° 25 min. 17 sec. E. 99.86 feet to a point; thence S 34° 06 min. 54 sec. E. 50.17 feet to an iron pin set, corner to said Tract 8 and in the line of the right-of-way access easement: thence with the line of a 50 foot ROW access easement S 88° 12 min. 16 sec. West 196.49 feet to an iron pin set; thence continuing along the line of said access easement N 83° 00 min. 23 sec. W. 28.87 feet; thence N 53° 02 min. 35 sec. W. 675.53 feet to a point; thence N 77° 43 min. 22 sec. W 240 feet to an iron pin set; thence S 44° 16 min. 38 sec. W. 192.30 feet to an iron pin set on the line of said access easement; thence with the line of said access easement: thence with the line of said access easement N 20° 41 min. 56 sec. W. 132.13 feet to a point; thence continuing along the line of said access easement N 42° 33 min. 48 sec. W. 64.32 feet to an existing iron pin on the line of said H.W. Newlin; thence N 43° 37 min. 27 sec. E. 320.71 feet to the point of beginning, containing 5.02 acres, more or less.

Being the same property conveyed to Curtis B. Wright and wife, Virginia L. Wright, by Warranty Deed dated November 9, 1995 from John Howard Strimas and wife, Mary G. Srimas of record in Book 9858, Page 9333, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2591 Crocker Springs Road, 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.

Witness our hands this 15th day of April, 2008.

Curtis B. Wright

Virginia L. Wright

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis B. Wright and wife, Virginia L. Wright, 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 Franklin, Tennessee this 16th day of April, 2008.

Commission expires: November 14, 2009

Notary Public

