BILL GARRETT, Davidson County
Trans:T20120061771 DEEDWARR
Recvd: 08/20/12 08:30 2 pgs
Fees:13.00 Taxes:1128.50

20120820-0074199

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Judith O. Dickens
Affiant

Subscribed and sworn to before me, this 17TH DAY OF AUGUST, 2012.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| O'Neal J. Dickens and wife, Judith O. Dickens | Same as new owner | 01200019100 |
| (NAME) | | |
| 1711 Williamson Road | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joe Seigenthaler and wife, Charlene Seignenthaler, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto O'Neal J. Dickens and wife, Judith O. Dickens, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN THE ELEVENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 1 ON THE BOUNDARY SURVEY OF THE CATHERINE W. KINLE PROPERTY, DESCRIBED ACCORDING TO A SURVEY DATED SEPTEMBER 17, 1993, AND REVISED NOVEMBER 8, 1993, BY RAY G. COLE, REGISTERED LAND SURVEYOR NO. 914 (JOB NUMBER 93-873) AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT LOCATED IN THE SOUTHERLY MARGIN OF U.S. HIGHWAY 41-W AT THE SOUTHWEST CORNER OF ITS INTERSECTION WITH WILLIAMSON ROAD; THENCE, WITH THE NORTHERLY MARGIN OF WILLIAMSON FOR FOUR CALLS: SOUTH 47 DEG. 59' 37" WEST 108.02 FEET TO A CONCRETE MONUMENT; THENCE, SOUTH 82 DEG. 43' 30" WEST 152.32 FEET TO AN IRON PIN; THENCE, NORTH 88 DEG. 40' 37" WEST 225.58 FEET TO AN IRON PIN; THENCE, NORTH 85 DEG. 53' 46" WEST 164.23 FEET TO AN IRON PIN; THENCE, LEAVING WILLIAMSON ROAD NORTH 52 DEG. 28' 02" WEST 230.00 FEET TO AN IRON PIN; THENCE, NORTH 47 DEG. 16' 57" EAST 510.36 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF U.S. HIGHWAY 41; THENCE, WITH SAID MARGIN OF SAID HIGHWAY. SOUTH 46 DEG. 07' 04" EAST 593.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.21 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOE SEIGENTHALER AND WIFE, CHARLENE SEIGENTHALER, BY DEED FROM CATHERINE W. KINLE OF RECORD IN BOOK 9183, PAGE 739, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 1711 Williamson 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

# WARRANTY DEED
(Continued)

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/our hand(s) this 17th day of August, 2012.

Joe Seigenthaler

Joe Seigenthaler

Charlene Seigenthaler

Charlene Seigenthaler

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe Seigenthaler and wife, Charlene Seigenthaler the herein 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 the 17th day of August, 2012.

Mary Birthright

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072