BILL GARRETT, Davidson County
Trans:T20130021318 DEEDWARR
Recvd: 03/15/13 09:38 2 pgs
Fees:13.00 Taxes:518.00

20130315-0025888

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of March, 2013

Notary Public

MY COMMISSION EXPIRES: 9.9.14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Justin Purkey	NEW OWNER	Parcel ID:
4655 Hessey Rd.		p/o 11000005000
Mount Juliet, TN 37122		

FOR AND IN 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

Michael R. Deming and wife, Elizabeth Deming

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Justin Purkey and wife, Lisa Purkey

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:

Being a parcel of land located in the 12th Councilmanic District of Davidson County, Tennessee, said parcel being more particularly described as follows:

Beginning 0.35 feet NORTH 15 DEGREES 47 MINUTES 32 SECONDS EAST, from a witness iron rod found at a fence corner post in the North margin of Hessey Road (50 foot Right-of-Way), said witness iron rod found being 1,342 feet ± from the centerline intersection of Hessey Road and Earhart Road, said point also being a common corner with Chris Pardue, as recorded in Book 11538, Page 249, R.O.D.C, TN;

Thence, NORTH 15 DEGREES 47 MINUTES 32 SECONDS EAST, 297.97 feet to an old iron rod; Thence, NORTH 83 DEGREES 47 MINUTES 26 SECONDS WEST, 41.36 feet to an old iron rod; Thence, NORTH 08 DEGREES 58 MINUTES 28 SECONDS EAST, 661.18 feet to an old iron rod; Thence, SOUTH 84 DEGREES 12 MINUTES 48 SECONDS EAST, 164.44 feet;

Thence, with a new severance line, SOUTH 07 DEGREES 28 MINUTES 00 SECONDS WEST, 468.59 feet;
Thence, SOUTH 82 DEGREES 32 MINUTES 00 SECONDS EAST, 107.85 feet;
Thence, SOUTH 07 DEGREES 28 MINUTES 00 SECONDS WEST, 510.10 feet to the North margin of Hessey Road;

Thence, with said margin along a non-tangential curve turning to the right with an arc length of 119.91 feet, with a radius of 4475.00 feet, with a chord bearing of NORTH 79 DEGREES 18 MINUTES 00 SECONDS WEST, and a chord length Of 119.90 feet;

Thence, NORTH 78 DEGREES 31 MINUTES 57 SECONDS WEST, 135.24 Feet;

Thence, with a curve turning to the right with an arc length of 36.90 feet, with a radius of 2975.00 feet, with a chord bearing of NORTH 78 DEGREES 10 MINUTES 38 SECONDS WEST, and a chord length of 36.90 feet which is the point of beginning and containing 5.01 Acres, more or less.

Being a portion of the same property conveyed to Michael R. Deming and wife Elizabeth Deming by deed from Stephen J. Massey and wife, Gayle Massey, of record in instrument number 20121119-0106341, dated November 13, 2012, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument 20071220-0146066, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 4645 ~~4655~~ Hessey Rd., Mount Juliet, TN 37122

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 14th day of March, 2013.

Michael R. Deming

Elizabeth Deming

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 Michael R. Deming and Elizabeth Deming, 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 and official seal at Nashville, Tennessee, this 14th day of March, 2013.

My Commission Expires: 2/9/14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.