Boy 89

BILL GARRETT, Davidson County
Trans:T20130065975 DEEDWARRSP
Recvd: 08/01/13 15:09 3 pgs
Fees:18.00 Taxes:582.75
20130801-0080390

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Map/Parcel: 01500001500

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **The Tennessee Credit Union,** does hereby bargain, sell, transfer and convey unto **Johnathan R. Veach, unmarried, and P. Angie Veach, married, as joint tenants with right of survivorship**, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to The Tennessee Credit Union by Substitute Trustee's Deed from B ruce N. Oldham, Substitute Trustee, dated February 5, 2012, and filed of record in Instrument No. 20110223-0014692, said Register's Office.

Property address: 3114 Ivey Point Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, Johnathan R. Veach and P. Angie Veach, their heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the same Grantor has executed this deed this 30th day of July, 2013.

THE TENNESSEE CREDIT UNION

By: _____
Michael D. Martin
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Michael D. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of The Tennessee Credit Union, the within named bargainor, a corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Witness my hand and official seal this 30th day of July, 2013.

Notary Public

My Commission Expires:

OLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014

****

NAME NEW OWNER(S)
Johnathan R. Veach
3114 Ivey Point Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
CuCorp, Inc.
1400 8th Avenue, South
Nashville, TN 37203

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $157,500.00.

Affiant

Subscribed and sworn to before me this 30th day of July, 2013.

Notary Public

My Commission Expires:

OLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014

EXHIBIT "A" **File#: 18859C**

Legal Description

Certain real property situated in the 10th Civil District of Davidson County, Tennessee, and described according to a survey dated July 17, 2000, by Burns and Associates, Inc., Tennessee Registered Land Surveyor License No. 1053, as follows:

BEGINNING at an old iron pin, the northeast corner of the Samuel L. Spencer property as shown in Deed Book 9685, page 534, Register's Office for Davidson County, Tennessee, in the southern margin of Ivey Point Road, the most north northwest corner of this tract; thence along the southern margin of Ivey Point Road, south 63 deg. 07 min. 03 sec. East, 52.35 feet to a new iron pin; thence along a new line, South 44 deg. 06 min. 24 sec. West, 455.23 feet to a new iron pin; thence continuing along a new line South 45 deg. 53 min. 36 sec. East, 207.19 feet to a new iron pin, in the western line of the Thomas H. Reasoner property as shown in Deed Book 10184, page 197, said Register's Office; thence along the line with Thomas H. Reasoner, South 38 deg. 03 min. 09 sec. West, 1243.51 feet to a pipe, in the northern line of the Henry D. Holmes property as shown in Deed Book 5500, page 41, said Register's Office; thence along the line with Henry D. Holmes, North 89 deg. 56 min. 43 sec. West, passing the northeast corner of the H. David Holmes property as shown in Deed Book 9948, page 172, said Register's Office, 644.10 feet in all to an oak tree, the northeast corner of the Henry D. Holmes property as shown in Deed Book 7859, page 36, said Register's Office; thence along the line with Henry D. Holmes, North 86 deg. 08 min. 05 sec. West, 285.22 feet to a fence post corner, the northeast corner of the Henry D. Holmes property as shown in Deed Book 7859, page 36, said Register's Office; thence along the line with Henry D. Holmes, North 82 deg. 05 min. 03 sec. West 212.13 feet to an old iron pin; thence continuing along the line with Henry D. Holmes, North 66 deg. 43 min. 02 sec. West 138.76 feet to a pipe, in the eastern line of Joe Krantz property as shown in Deed Book 1876, page 29, said Register's Office; thence along the line with Joe Krantz, North 16 deg. 58 min. 06 sec. East 148.58 feet to a pipe; thence continuing along the line with Joe Krantz, North 45 deg. 36 min. 12 sec. West 126.66 feet to an old iron pin; thence continuing along the line with Joe Krantz, North 14 deg. 28 min. 43 sec. East, 94.10 feet to an old iron pin, the southwest corner of the Samuel L. Spencer property as shown in Deed Book 9890, page 370, said Register's Office; thence along the line with Samuel L. Spencer, South 80 deg. 41 min. 51 sec. East, 1015.60 feet to an old iron pin; thence continuing along the line with Samuel L. Spencer, North 44 deg. 09 min. 10 sec. East, 297.48 feet to an old iron pin; thence continuing along the line with Samuel L. Spencer, North 44 deg. 06 min. 19 sec. East 746.47 feet to an old iron pin, the southeast corner of the Samuel L. Spencer property as shown in Deed Book 9685, page 534, said Register's Office; thence along the line with Samuel L. Spencer, North 44 deg. 06 min. 24 sec. East 644.71 feet to the beginning, containing 17.817 acres, more or less.