WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130067056 DEEDWARR
Recvd: 08/05/13 14:48 2 pgs
Fees:13.00 Taxes:259.00
20130805-0081832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosco D. Alvey	NEW OWNER	03700003300
(NAME) 1000 Oman Drive	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, **Terri Lynn Mundie, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosco D. Alvey aka Rocky Alvey**, 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 14th, formerly 24th Civil District of Davidson County, Tennessee, as follows: Beginning at the center of Little Marrowbone Creek at a stake by a walnut tree, being the southeast corner of the Kelley Property; thence south 16° 30' east 260.5 feet to an eight inch cedar; thence north 70° 20' east 987 feet to a stake; thence south 18° 00' east 375 feet to a stake; thence with John Williams and Wilkinson's eastern boundary line, south 0° 30' west 1113.75 feet to a stake; thence with said Wilkinson's northerly boundary line, south 89° 30' west 511.5 feet to a stake in the center of a branch; thence with the center of said branch, northwestwardly 1145.1 feet to a stake; thence north 87° 00' west 198 feet to a stake thence north 70° 00' west 264 feet to a stake in the center of Little Marrowbone Creek; thence with the center of said creek, north 45° east 66 feet, north 67° 30' east 198 feet, and north 60° east 273.9 feet; continuing with the center of said creek, easterly 295 feet more or less to the point of beginning, containing 26.17 acres more or less, and also an easement for roadway purposes across the property formerly known as Birt Gilbert Kelley and wife, property, which easement was created in an instrument from the said Kelley and wife, to the said Joseph Goss and wife, as of record in Book 2491, page 175; which easement is referred to in said instrument as follows: "The property upon which said easement or right of way is hereby granted is described as follows: The land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, deeded to Birt Gilbert Kelley and wife, Kattie E. Kelley, by deed from J.A. Winters and Annie Laura Writers, as of record in Book 1272, page 268, Register's Office for said County, and more fully described therein; said property adjoining on its southwesterly margin of the property of said Joseph Goss and wife, Sidona Goss, which property of said Joseph Goss and wife was deeded to them by D.B. True and wife, in Book 1675, page 76, Register's Office, and more fully described therein. Which easement on said parcel of land is more fully described and delineated on a survey made by George W. Watkins, Surveyor, January 9, 1956, annexed hereto and shown on said survey as follows: BEGINNING at a point in the center of Little Marrowbone Road on the southwesterly margin of the Birt Gilbert Kelley and wife, Kattie B. Kelley, tract; said point being south 16° 30' east 70 feet from a point on Gold Road, and continuing from said point to the center of Little Marrowbone Road, north 85° 30' east 170 feet to a point in the center of Little Marrowbone Road; thence from said point, south 12° east 65 feet to a point in the center of Little Marrowbone Creek, and being 14 feet wide along said 65 foot line from the center of Little Marrowbone Creek to the center of Little Marrowbone Road, as described above.

Being the same property conveyed to Stanley J. Bergosh and wife, Virginia A. Bergosh by Deed from Bowser Chest, an unmarried man, dated 08/11/1966 and filed for record on 08/12/1966 in Book 4046, Page 546, Register's Office for Davidson County, Tennessee. The said Stanley J. Bergosh died on 01/12/1988, leaving Virginia A. Bergosh the sole surviving tenant by the entirety. Being the same property conveyed to Terri Lynn Mundie, an unmarried woman by Deed from Virgina A Bergosh Rossi, a married woman, dated 06/01/2012 and filed for record on 06/05/2012 in Instrument 201206050048904, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unmarried

unimproved

This is improved X property, known as **4505 Little Marrowbone Road, Ashland City, TN 37015**

(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 my hand this 29 day of July, 2013.

Terri Lynn Mundie

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 Terri Lynn Mundie, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 DAY OF JULY, 2013.

Commission expires:
7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public