BILL GARRETT, Davidson County
Trans:T20130078765 DEEDWARR
Recvd: 09/11/13 12:10 3 pgs
Fees:18.00 Taxes:1265.40
20130911-0095904

**Nari T. Sadarangani**

TO: ***WARRANTY DEED***

**Robert Hobson**

THIS DEED OF REALTY, executed as of the 10th day of September, 2013, by Grantor, **Nari T. Sadarangani**, an unmarried person, to Grantee, **Robert Hobson**, a married person, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him and to his heirs and assigns forever, in fee simple, certain realty situated in the 1st Councilmanic District of Davidson County, Tennessee, and bounded and described as follows:

TRACT 1:
Being a tract of land in the 1st Councilmanic District of Davidson County, Tennessee described as follows:

Beginning at an iron rod in the southwesterly margin of Highway 431, said rod being the most northwest corner to the herein described tract; the southeast corner of Mary B. Lain as recorded in Will Book 90, Page 33, Register's office for Davidson County, Tennessee; thence, leaving said margin along the northwest line North 37 deg. 22 min. 07 sec. East 499.81 feet to an iron rod; thence, along the north line this tract South 53 deg. 47 min. 39 sec. East 232.80 feet to an iron rod; thence along the east line of this tract as follows South 24 deg. 01 min. 00 sec. West 434.62 feet to an iron rod; thence, South 48 deg. 15 min. 02 sec. West 126.22 feet to an iron rod in the southwest margin of Highway 431; thence, with said margin with a curve to the left, having a Delta Angle 4 deg. 01 min. 39 sec. a Radius of 2730.95 feet, a length of 191.97 feet, a Chord bearing North 44 deg. 04 min. 12 sec. West 191.93 feet; thence, North 46 deg. 05 min. 02 sec. West 120.28 feet to the point of beginning, containing 3.484 acres, more or less, and described according to survey by R.L. Montoya Land Survey, Inc., dated February 15, 2005; being Map and Parcel No. 008-00-0-214.00, Davidson County, Tennessee.

EASEMENTS
Tract 1 is subject to a ten foot (10') Private Waterline Easement in favor of Tract 2 as shown on plat by Tommy E. Walker.

Tract 1 is served by a Private Overflow Easement as shown on the plat of the survey of Tract 2 herein dated September 17, 2001 by Tommy E. Walker.

TRACT 2:
Being a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Jack R. Freeman in Deed Book 8230, Page 835, Register's Office for Davidson County, Tennessee, more accurately described as Tract 2 according to a survey by Tommy E. Walker, TN. Lic. No. 1465, dated 09-17-01 as follows:

Beginning at an iron pin in the southwesterly margin of Highway 431, said pin being the most southwest corner to herein described tract; thence now leaving said margin N 48° 14' 56" E, 126.90' to a set iron pin; thence N 24° 01' 00" E, 434.62' to a set iron pin; thence N 53° 47' 39" W, 232.80' to a set iron pin ; thence N 37° 23' 51" E 619.23' to a set iron pin; thence S 16° 53' 38" E 205.00'

to a set iron pin; thence S 24° 01' 00" W, 942.00' to a set iron pin; thence S 48° 15' 00" W. 138.00' to an existing iron pin in the margin of Highway 431; thence with said margin and a curve to the left (l= 01 02' 56", R= 2730.95' & CB= N 43 21' 10" W,) for a curve distance of 50.00'; to the point of beginning containing 3.451 acres, more or less; being Map and Parcel No. 008-00-0-061.00, Davidson County, Tennessee.

EASEMENTS

Tract 2 is subject to a Private Overflow Easement in favor of Tract 1 as shown on the plat of the above described survey dated September 17, 2001 by Tommy E. Walker.

Tract 2 is served by a ten foot (10') Private Waterline Easement as shown on the plat of the survey by Tommy E. Walker.

Tracts 1 and 2, being the same property conveyed to Nari T. Sadarangani by deed from National Horseshoe Pitchers Foundation filed November 16, 2006 under Instrument No. 20061116-0142375, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2013 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

**Nari T. Sadarangani**

GRANTOR

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Nari T. Sadarangani**, the within named bargainor, 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 seal at office this the 16 day of September, 2013.

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

**NOTARY PUBLIC**
My Commission Expires: Sept. 30, 2013

***Property Owners Name And Mailing Address:***
Robert Hobson
2305 Cruzen St.
Nashville, TN 37211

***Person or Entity Responsible for Payment of Property Taxes:***
Same

***Property Address:***
7790, 7794 Whites Creek Pike
Joelton, Tennessee 37080

***Map and Parcel No.:***
Tract 1: 008-00-0-214.00
Tract 2: 008-00-0-061.00

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

I hereby swear or affirm that the actual consideration for this transaction or the value of the property transferred, whichever is greater, is ***$342,000.00***, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

**AFFIANT**

Subscribed and sworn to before me this the 13th day of September, 2013.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

**NOTARY PUBLIC**

My Commission Expires: Sept. 30, 2013

THIS INSTRUMENT PREPARED BY:
Christina M. Bartee, Attorney at Law
BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172