BILL GARRETT, Davidson County
Trans:T20130096531 DEEDWARR
Recvd: 11/13/13 08:38 3 pgs
Fees:18.00 Taxes:1480.00
20131113-0117029

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

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
Brian Celatka and Robin Celatka, husband and wife	Fifth Third Mortgage Company (NAME)	00400018100
5541 Deer Run Road (ADDRESS)	5001 Kingsley Drive MD: 1MOCBQ (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (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 Michael T. Burney and wife, Aimee L. Burney, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brian Celatka and Robin Celatka, husband and wife, 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:

LAND IN DAVIDSON COUNTY. TENNESSEE, BEING TRACT NO. 22 ON THE PLAN OF COOPERTOWN FARMS AS ATTACHED TO DECLARATION OF RESTRICTIVE COVENANTS AND MAINTENANCE AGREEMENT FOR COOPERTOWN FARMS OF RECORD IN BOOK 8211, PAGE 319, SAID REGISTER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A FIELD SURVEY COMPLETED ON SEPTEMBER 27, 1990, BY JOE M. CUMMINGS, TENNESSEE REGISTERED LAND SURVEYOR NO. 1513, AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, START AT AN IRON PIN IN THE NORTHERLY RIGHT-OF-WAY (25 FEET FROM THE CENTERLINE) OF COOPERTOWN ROAD, SAID PIN BEING AT THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE EASTERLY BOUNDARY LINE OF PROPERTY OWNED BY W. H. CULWELL OF RECORD IN DEED BOOK 6489, PAGE 930, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH SAID BOUNDARY LINE NORTH 12 DEGREES 46 MINUTES 53 SECONDS WEST 881.61 FEET TO AN IRON PIN AT THE POINT OF BEGINNING; THENCE, CONTINUING WITH SAID BOUNDARY LINE NORTH 12 DEGREES 46 MINUTES 53 SECONDS WEST 596.37 FEET TO AN IRON PIN, NORTH 40 DEGREES 16 MINUTES 49 SECONDS WEST 196.18 FEET TO AN IRON PIN; THENCE, LEAVING SAID BOUNDARY LINE AND SEVERING THE PROPERTY OF NOBLE C. CAUDILL, II, OF RECORD IN DEED BOOK 8114, PAGE 913. IN SAID REGISTER'S OFFICE AS FOLLOWS: NORTH 49 DEGREES 33 MINUTES 03 SECONDS EAST 175.49 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF AN EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES; THENCE, CONTINUING TO SEVER SAID CAUDILL PROPERTY WITH SAID MARGIN AS FOLLOWS; SOUTH 40 DEGREES 26 MINUTES 57 SECONDS EAST 327.78 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 330.89 FEET; THENCE, WITH SAID CURVE SOUTHEASTERLY AN ARC DISTANCE OF 251.44 FEET, THROUGH A CENTRAL ANGLE OF 43 DEGREES 32 MINUTES 21 SECONDS TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1245.64 FEET; THENCE, WITH SAID CURVE, SOUTHERLY AN ARC DISTANCE OF 345.05 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 52 MINUTES 18 SECONDS TO THE POINT OF TANGENCY; THENCE, CONTINUING TO SEVER SAID CAUDILL PROPERTY, LEAVING SAID MARGIN SOUTH 77 DEGREES 13 MINUTES 07 SECONDS WEST 239.05 FEET TO THE POINT OF BEGINNING CONTAINING 5.01 ACRES. BASED ON A FIELD SURVEY COMPLETED ON SEPTEMBER 27, 1990 BY JOE M. CUMMINGS, TENNESSEE REGISTERED LAND SURVEYOR NO. 1513, CUMMINGS ASSOCIATES LAND SURVEYORS, 3524 GREER ROAD, GOODLETTSVILLE, TN 37072.

THE ABOVE DESCRIBED TRACT IS BENEFITED BY AN EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS, DRAINAGE AND UTILITIES ACROSS SAID CAUDILL PROPERTY BETWEEN SAID TRACT AND COOPERTOWN ROAD, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

WARRANTY DEED

(Continued)

BEGINNING AT AN IRON PIN IN THE NORTHERLY RIGHT-OF-WAY (25 FEET FROM THE CENTERLINE) OF COOPERTOWN ROAD, SAID PIN BEING WESTERLY 1.0 MILE ALONG SAID RIGHT-OF-WAY FROM ITS INTERSECTION WITH WHITES CREEK PIKE, AND BEING WESTERLY 1093.06 FEET ALONG SAID RIGHT-OF-WAY FROM AN IRON PIN AT ITS INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PROPERTY OWNED BY PETER J. MEADOWS ETUX OF RECORD IN DEED BOOK 5334, PAGE 839 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE, WITH A CURVE IN SAID RIGHT-OF-WAY CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 706.13 FEET, SOUTHWESTERLY AN ARC DISTANCE 96.66 FEET, THROUGH A CENTRAL ANGLE OF 16 DEGREES 42 MINUTES 16 SECONDS, TO AN IRON PIN; THENCE, LEAVING SAID RIGHT-OF-WAY AND SEVERING THE PROPERTY OF NOBELE C. CAUDILL, II, AS FOLLOWS; NORTHERLY AN ARC DISTANCE OF 37.56 FEET WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 86 DEGREES 04 MINUTES 41 SECONDS, TO AN IRON PIN AT THE POINT OF TANGENCY; THENCE. NORTH 23 DEGREES 29 MINUTES 36 SECONDS WEST 175.32 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 2158.22 FEET; THENCE, WITH SAID CURVE, NORTHWESTERLY AN ARC DISTANCE OF 403.51 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 42 MINUTES 44 SECONDS, TO AN IRON PIN AT THE POINT OF TANGENCY; THENCE, NORTH 12 DEGREES 46 MINUTES 53 SECONDS WEST 200.19 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1245.64 FEET; THENCE, WITH SAID CURVE, NORTHERLY AN ARC DISTANCE OF 345.05 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 52 MINUTES 18 SECONDS, TO AN IRON PIN AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 330.89 FEET; THENCE, WITH SAID CURVE, NORTHWESTERLY AN ARC DISTANCE OF 251.44 FEET, THROUGH A CENTRAL ANGLE OF 43 DEGREES 32 MINUTES 21 SECONDS, TO AN IRON PIN AT THE POINT OF TANGENCY; THENCE, NORTH 40 DEGREES 26 MINUTES 57 SECONDS WEST 327.78 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 313.84 FEET; THENCE, WITH SAID CURVE, NORTHWESTERLY AN ARC DISTANCE OF 159.65 FEET, THROUGH A CENTRAL ANGLE OF 29 DEGREES 08 MINUTES 47 SECONDS, TO AN IRON PIN AT THE POINT OF TANGENCY; THENCE, NORTH 69 DEGREES 35 MINUTES 44 SECONDS WEST 132.43 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 50.00 FEET; THENCE, WITH SAID CURVE, WESTERLY AN ARC DISTANCE OF 36.14 FEET, THROUGH A CENTRAL ANGLE OF 41 DEGREES 24 MINUTES 35 SECONDS, TO AN IRON PIN AT THE BEGINNING OF A CUL-DE-SAC CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 50.00 FEET; THENCE, WITH SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 229.35 FEET, THROUGH A CENTRAL ANGLE OF 262 DEGREES 48 MINUTES 57 SECONDS, TO AN IRON PIN AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE, WITH SAID CURVE, SOUTHEASTERLY AN ARC DISTANCE OF 36.14 FEET, THROUGH A CENTRAL ANGLE OF 41 DEGREES 24 MINUTES 35 SECONDS TO AN IRON PIN AT THE POINT OF TANGENCY; THENCE, SOUTH 69 DEGREES 35 MINUTES 44 SECONDS EAST 132.43 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 363.84 FEET; THENCE, WITH SAID CURVE, SOUTHEASTERLY AN ARC DISTANCE OF 185.08 FEET, THROUGH A CENTRAL ANGLE OF 29 DEGREES 08 MINUTES 47 SECONDS, TO AN IRON PIN AT THE POINT OF TANGENCY; THENCE, SOUTH 40 DEGREES 26 MINUTES 57 SECONDS EAST 327.78 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 380.89 FEET; THENCE, WITH SAID CURVE, SOUTHERLY AN ARC DISTANCE OF 289.44 FEET, THROUGH A CENTRAL ANGLE OF 43 DEGREES 32 MINUTES 22 SECONDS, TO AN IRON PIN AT THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1195.64 FEET; THENCE, WITH SAID CURVE, SOUTHERLY AN ARC DISTANCE OF 331.20 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 52 MINUTES 17 SECONDS, TO AN IRON PIN AT THE POINT OF TANGENCY; THENCE, SOUTH 12 DEGREES 46 MINUTES 53 SECONDS EAST 200.19 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2108.22 FEET; THENCE, WITH SAID CURVE, SOUTHEASTERLY AN ARC DISTANCE OF 394.16 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 42 MINUTES 44 SECONDS, TO AN IRON PIN AT THE POINT OF TANGENCY; THENCE, SOUTH 23 DEGREES 29 MINUTES 36 SECONDS EAST 175.32 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE, WITH SAID CURVE SOUTHEASTERLY AN ARC DISTANCE OF 37.56 FEET THROUGH A CENTRAL ANGLE OF 86 DEGREES 04 MINUTES 34 SECONDS TO THE BEGINNING, CONTAINING 2.76 ACRES, BASED ON A FIELD SURVEY COMPLETED ON SEPTEMBER 27, 1990 BY JOE M. CUMMINGS, TENNESSEE REGISTERED LAND SURVEYOR NO. 1513, CUMMINGS ASSOCIATES LAND SURVEYORS, 3524 GREER ROAD, GOODLETTSVILLE, TN 37072.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL T. BURNEY, UNMARRIED, BY DEED FROM JOE F. SLOAN AND WIFE, CAROLYN SLOAN, OF RECORD BY INSTRUMENT NO. 20060919-0115720, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WARRANTY DEED
(Continued)

AIMEE L. BURNEY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 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 5541 Deer Run Road, Joelton, TN 37080
(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/our hand(s) this 8th day of November, 2013.

Michael T. Burney

Aimee L. Burney

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael T. Burney and wife, Aimee L. Burney, 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 8th day of November, 2013.

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