BILL GARRETT, Davidson County
Trans:T20130098855 DEEDWARR
Recvd: 11/21/13 09:38 2 pgs
Fees:13.00 Taxes:1304.25

20131121-0119908

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00

Affiant

Subscribed and sworn to before me, this 11TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LORI PURYEAR JERNIGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires DEC. 6, 2016

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
Mark Edward Link and Patricia L. Link, Husband and Wife	SAME AS NEW OWNER	119-10.00 & 00300002100
	(NAME)	
2318 Tinnin Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(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 Anthony Paparelli and Karin Paparelli, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark Edward Link and Patricia L. Link, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in SUMNER AND DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND LOCATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY TENNESSEE AND THE 6TH CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 20 INCH ELM, MCCORD'S CORNER, IN FENCE CORNER APPROXIMATELY 75 FEET SOUTH OF THE MOUTH OF CAVE; THENCE WITH FENCE AND MCCORD'S LINE NORTH 59 DEGREES EAST 189 FEET TO A 30 INCH POPLAR; THENCE WITH FENCE NORTH 68 DEGREES EAST 241 FEET TO AN 8 INCH ELM; THENCE WITH FENCE NORTH 84 DEGREES EAST 90 FEET TO A 18 INCH OAK; THENCE WITH FENCE NORTH 59 DEGREES EAST 76.5 FEET TO AN IRON PIN IN FENCE, MCCORD'S CORNER; THENCE WITH HIS LINE, NORTH 26 DEGREES 36 MINUTES WEST 65 FEET TO A 36 INCH BEECH; THENCE WITH MCCORD'S LINE (HOLLOW AND BRANCH) NORTH 26 DEGREES 36 MINUTES WEST 1452 FEET TO A POINT NEAR A SPRING EAST SIDE OF BRANCH; MCCORD'S CORNER; THENCE WITH LUNDY'S LINE NORTH 87 DEGREES WEST 1326.6 FEET TO A POINT IN THE CENTER OF MANSKER'S CREEK; THENCE WITH CREEK (SOUTH 20 DEGREES EAST 132 FEET; SOUTH 24 DEGREES WEST 201.3 FEET, SOUTH 30 DEGREES EAST 151.14 FEET; SOUTH 80 DEGREES 30 MINUTES EAST 151.14 FEET; SOUTH 16 DEGREES EAST 198 FEET; SOUTH 12 DEGREES WEST 99 FEET; SOUTH 22 DEGREES EAST 108.9 FEET; SOUTH 21 DEGREES 30 MINUTES EAST 174.9 FEET; SOUTH 24 DEGREES 30 MINUTES WEST 89.76 FEET; SOUTH 21 DEGREES, EAST 129.36 FEET; SOUTH 38 DEGREES EAST 44.88 FEET); THENCE LEAVING CREEK SOUTH 17 DEGREES WEST 101 FEET TO A SPIKE IN THE CENTER OF TINNIN ROAD; THENCE WITH CENTER LINE OF ROAD ALONG A LEFT CURVE OF 783.36 FOOT RADIUS IN A SOUTHEASTERLY DIRECTION 341.3 FEET TO A SPIKE, THENCE WITH ROAD SOUTH 60 DEGREES 42 MINUTES EAST 228.3 FEET TO A SPIKE; THENCE WITH ROAD ALONG A LEFT CURVE OF 1013.13 FOOT RADIUS 248.73 FEET IN A SOUTHEASTERLY DIRECTION TO A SPIKE; THENCE WITH ROAD SOUTH 74 DEGREES 46 MINUTES EAST 226 FEET TO A SPIKE; THENCE WITH ROAD AND ALONG A RIGHT CURVE 713.9 FEET RADIUS 217.69 FEET IN A SOUTHEASTERLY DIRECTION TO A SPIKE IN THE CENTER OF TINNIN ROAD; THENCE NORTH 29 DEGREES 32 MINUTES EAST 84 FEET TO A 24-INCH ELM IN FENCE CORNER AND MCCORD'S CORNER; THENCE WITH MCCORD'S LINE AND FENCE NORTH 27 DEGREES WEST 298.5 FEET TO THE POINT OF BEGINNING CONTAINING 56.14 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY PAPARELLLI AND KARIN PAPARELLLI, HUSBAND AND WIFE BY DEED FROM JULIE MICHELLE DILICK, TRUSTEE FOR THE ENNIS CLAUD MOORE AND THELMA BREECE MOORE, REVOCABLE LIVING TRUST OF RECORD IN INSTRUMENT NO. 20090910-0084920, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BOOK 3180, PAGE 312, REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE.

GRANTOR HAS ELECTED GREENBELT TAXATION AND PROPERTY IS SUBJECT THERETO.
Grantor does not warrant title against greenbelt "roll back" Taxes.
Grantee responsible for any and all "roll back" taxes.

WARRANTY DEED
(Continued)

THIS CONVEYANCE IS SUBJECT TO THE 2014 TAXES, 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 2318 Tinnin Road, Goodlettsville, TN 37072
(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 11th day of October, 2013.

Anthony Paparelli

Karin Paparelli

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Paparelli and Karin Paparelli, 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 11th day of October, 2013.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
Broker Title & Escrow, LLC
58 Music Square West
Nashville, TN 37203