BILL GARRETT, Davidson County
Trans:T20130102624 DEEDWARR
Recvd: 12/06/13 13:32 3 pgs
Fees:18.00 Taxes:751.10

20131206-0124443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 27TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

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
Phillip Dier and Amanda Dier, husband and wife	Regions Bank	00900012500
	(NAME)	
8206 Jackman Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Birmingham, AL 35244	
(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 James Michael Norris and Emily Norris, both unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Phillip Dier and Amanda Dier, 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:

TRACT 1:
BEGINNING AT A CONCRETE MARKER IN J. C. STERRY'S SOUTHERLY BOUNDARY LINE, SAID MARKER BEING 210 FEET WEST OF THE SOUTHEAST CORNER OF THE J. C. STERRY TRACT OF RECORD IN BOOK 2242, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND SAID MARKER BEING THE TRUE POINT OF BEGINNING; THENCE WEST ALONG THE NORTHERLY BOUNDARY OF THE W. A. JACKMAN PROPERTY, 440 FEET TO A CONCRETE MARKER, PASSING A PRIVATE 20 FOOT ROAD, THE CENTER LINE OF WHICH IS 20 FEET WEST OF THE POINT; OF BEGINNING, SAID ROAD HAVING BEEN CONSTRUCTED IN 1939 WHEN WHITMEN ROAD WAS RELOCATED 135 FEET SOUTH OF THE POINT OF BEGINNING AND RENAMED JACKMAN ROAD; THENCE DUE NORTH 297 FEET TO A CONCRETE MARKER; THENCE DUE EAST 440 FEET TO A CONCRETE MARKER; THENCE DUE SOUTH 297 FEET TO THE POINT OF BEGINNING, CONTAINING 3.0 ACRES, MORE OR LESS.

INCLUDED, BUT EXPRESSLEY EXCLUDED FROM THIS CONVEYANCE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN (NEW), A CORNER OF A TRACT OF LAND WHICH BELONGS TO J.C. STERRY, HAVING A DEED REFERENCE IN DEED BOOK 2242 PAGE 146, RODCT, IN THE NORTHERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO JAMES L. COLLIER, HAVING A DEED REFERENCE IN INSTRUMENT NO. 200301090004143, RODCT, THE SOUTHWEST CORNER OF THIS TRACT, AND CONTINUING, AS FOLLOWS: N 04°23'09" E, 40.46 FEET TO AN IRON PIN (NEW), IN THE EASTERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO J.C. STERRY; THENCE WITH A NEW LINE, AS FOLLOWS: S 85°36'51" E, 189.94 FEET TO AN IRON PIN (NEW); THENCE, S 04°23'09" W, 40.45 FEET TO AN IRON PIN (NEW), IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO JAMES L COLLIER; THENCE, N 85°36'51" W, 189.94 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.18 ACRES AS SURVEYED BY STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/B/A, STEVEN E. ARTZ AND ASSOCIATES, INC., 514 SOUTH BROWN STREET, SUITE 600, SPRINGFIELD, TENNESSEE, 37172, DATED FEBRUARY 25, 2009.

BEING PART OF THE SAME PROPERTY CONVEYED TO JAMES MICHAEL NORRIS BY QUITCLAIM DEED FROM WANDA NORRIS A/K/A WANDA LEE NORRIS A/K/A WANDA L.N. STERRY OF RECORD IN BOOK 11479, PAGE 374, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

WARRANTY DEED
(Continued)

TRACT 2:

BEGINNING AT AN IRON PIN (OLD), IN THE NORTHERLY MARGIN OF JACKMAN ROAD, THE SOUTHWEST CORNER OF A TRACT OF LAND WHICH BELONGS TO CHARLENE STERRY, HAVING A DEED REFERENCE IN INSTRUMENT NO. 20060823-0103584 RODCT, THE SOUTHEAST CORNER OF THIS TRACT, AND CONTINUING, AS FOLLOWS: S 77°06'52" W, 226.81 FEET TO AN IRON PIN (NEW), IN THE NORTHERLY MARGIN OF JACKMAN ROAD; THENCE WITH A NEW LINE, N 00°20'21" E,158.58 FEET TO AN IRON PIN (NEW), IN THE SOUTHERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO JAMES MICHAEL NORRIS, HAVING A DEED REFERENCE IN DEED BOOK 11479, PAGE 374, RODCT; THENCE, S 85°36'51" E, PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO JAMES MICHAEL NORRIS, AND A TRACT OF LAND WHICH BELONGS TO J.C. STERRY, HAVING A DEED REFERENCE IN DEED BOOK 2245, PAGE 146, RODCT, AND CONTINUING IN ALL 227.61 FEET TO AN IRON PIN (OLD), IN THE SOUTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO J.C. STERRY, THE NORTHWEST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO CHARLENE STERRY; THENCE S 04°16'59" W, 90.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.64 ACRES, AS SURVEYED BY STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/B/A, STEVEN E. ARTZ AND ASSOCIATES, INC., 514 SOUTH BROWN STREET, SUITE 600, SPRINGFIELD, TENNESSEE, 37172, DATED FEBRUARY 25, 2009.

BEING THE SAME PROPERTY CONVEYED TO JAMES MICHAEL NORRIS BY QUITCLAIM DEED FROM JAMES L. COLLIER, OF RECORD IN INSTRUMENT NO. 20090727-0070196, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

EMILY NORRIS 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 any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8206 Jackman 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 27th day of November, 2013.

WARRANTY DEED
(Continued)

James Michael Norris

Emily Norris

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Michael Norris and Emily Norris, both unmarried, 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 27th day of November, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Foundation Title & Escrow
9175 Carothers Parkway, Ste. 110
Franklin, TN 37067

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122