BILL GARRETT, Davidson County
Trans:T20130104103 DEEDWARR
Recvd: 12/13/13 08:48 2 pgs
Fees:13.00 Taxes:259.00
20131213-0126089



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 6TH DAY OF DECEMBER, 2013.

Mary Birthright
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
Kenneth D. Mortimer and R. Renee Mortimer	Same as new owner	02500019500
	(NAME)	
120 Knollwood Court		
(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 Gordon Glenn Howey, Jr., unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kenneth D. Mortimer and R. Renee Mortimer, 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:

A TRACT OR PARCEL OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS TRACT 2 ACCORDING TO A SURVEY DATED NOVEMBER 18, 1996 AND REVISED ON MARCH 4, 1999 BY TOMMY E. WALKER, REGISTERED LAND SURVEYOR, LICENSE NO. 1465, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF HITT LANE, SAID POINT BEING ON A CURVE WITH A RADIUS OF 610.00 FEET, A TANGENT OF 255.66 FEET, A DELTA OF 45 DEG. 28' 40", A CHORD OF 471.57 FEET AND A CHORD BEARING OF SOUTH 12 DEG. 14' 39" WEST FOR A DISTANCE OF 484.18 FEET FROM A CORNER TO THE PROPERTY CONVEYED TO FREDDIE R. HUNTER, ET UX, OF RECORD IN BOOK 7220, PAGE 721, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (MAP 25, PARCEL 107, TAODCT); THENCE FROM SAID POINT OF BEGINNING, CONTINUING ON A CURVE HAVING A RADIUS OF 610.00 FEET, A TANGENT OF 25.02 FEET, A DELTA OF 4 DEG. 41' 54", A CHORD OF 50.01 FEET, A CHORD BEARING OF SOUTH 12 DEG. 50' 38" EAST AND A LENGTH OF 50.02 FEET TO AN IRON PIN, A CORNER TO THE PROPERTY CONVEYED TO FRED E. MALONE, ET UX, OF RECORD IN BOOK 5951, PAGE 271, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (MAP 25, PARCEL 7, TAODCT); THENCE WITH THE LINE OF MALONE, SOUTH 77 DEG. 27' 50" WEST 142.60 FEET TO A POST THENCE SOUTH 79 DEG. 27' 18" WEST 132.17 FEET TO A POST THENCE SOUTH 54 DEG. 03' 59" WEST 114.05 FEET TO AN IRON PIN; THENCE SOUTH 27 DEG. 45' 27" WEST 201.,81 FEET TO AN IRON PIN; THENCE SOUTH 31 DEG. 28' 35" WEST 233.86 FEET TO AN IRON PIN; THENCE SOUTH 58 DEG. 27' 44" WEST 237.17 FEET TO A POST THENCE SOUTH 63 DEG. 57' 37" WEST 256.73 FEET TO ELM TREE; THENCE SOUTH 79 DEG. 32' 07" WEST 148.96 FEET TO A POST; THENCE SOUTH 76 DEG. 31' 35" WEST 138.56 FEET TO A POST; THENCE SOUTH 54 DEG. 03' 59" WEST 247.42 FEET TO A POST THENCE NORTH 58 DEG. 24' 32" WEST 245.86 FEET TO A POST THENCE NORTH 75 DEG. 03' 54" EAST 98.11 FEET TO AN IRON PIN; THENCE NORTH 03 DEG. 58' 18" EAST 286.07 FEET TO AN IRON PIN IN THE LINE OF HUNTER; THENCE NORTH 73 DEG. 28' 25" EAST 191.30 FEET TO AN IRON PIN; THENCE NORTH 64 DEG. 38' 27" EAST 820.07 FEET TO AN IRON PIN; THENCE SOUTH 41 DEG, 54' 57" EAST 300.35 FEET TO AN IRON PIN; THENCE NORTH 31 DEG. 28' 35" EAST 101.62 FEET TO AN IRON PIN; THENCE NORTH 27 DEG. 45' 27" EAST 211.88 FEET TO AN IRON PIN; THENCE NORTH 54 DEG. 03' 59" EAST 136.99 FEET TO AN IRON PIN; THENCE NORTH 79 DEG. 27'18" EAST 142.40 FEET TO AN IRON PIN; THENCE NORTH 77 DEG. 27' 50" EAST 141.62 FEET TO AN IRON PIN MARKING THE POINT OF BEGINNING AND CONTAINING 10.938 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GORDON G. HOWEY, JR. AND WIFE, ANTOINETTE C. REGNIER BY WARRANTY DEED FROM JAMES T. WARNER AND WIFE CASSANDRA F. WARNER OF RECORD IN BOOK 11480, PAGE 574, REGISTER'S OFFICE OF DAVIDSON COUNTY,

WARRANTY DEED
(Continued)

TENNESSEE, AND BEING FURTHER CONVEYED TO GORDON GLENN HOWEY, JR. BY QUITCLAIM DEED FROM ANTOINETTE CHRISTINE REGNIER-WELCH OF RECORD IN INSTRUMENT NO. 20050705-007458, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID GORDON G. HOWEY, JR. BEING ONE IN THE SAME AS GORDON GLENN HOWEY, JR. THE SAID ANTOINETTE C. REGNIER BEING ONE IN THE SAME AS ANTOINETTE CHRISTINE REGNIER-WELCH.

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 (X)
This is improved ( ) property, known as 1017 Hitt Lane, 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 6th day of December, 2013.

Gordon Glenn Howey, Jr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gordon Glenn Howey, Jr., 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of December, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE
TE
PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072