BILL GARRETT, Davidson County
Trans:T20140001240 DEEDWARR
Recvd: 01/07/14 10:54 2 pgs
Fees:13.00 Taxes:333.00

20140107-0001600

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Michael T. Burney and wife, Aimee Burney	Same as new owner	
	(NAME)	
8251 Greenbrier Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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 Rob Darnell and wife, Caye Darnell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael T. Burney and wife, Aimee Burney, 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 2:
PROPERTY LOCATED IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING SHOWN AS PARCELS 4.00 AND 20.00 ON DAVIDSON COUNTY PROPERTY MAP 5. BEING SHOWN AS TRACT 2 ON A SURVEY BY C&K SURVEYORS, L.L.C. DATED DECEMBER 26, 2013, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT. SAID PIN BEING THE SOUTHEAST CORNER OF A 10.01 ACRES TRACT CONVEYED TO THE DARNELL FAMILY TRUST BY DEED OF RECORD IN RECORD BOOK 1495, PAGE 389, R.O.R.C., TN. SAID PIN ALSO BEING THE SOUTHWEST CORNER OF THE WILLIE J. JACOB PROPERTY OF RECORD IN RECORD BOOK 541, PAGE 331, R.O.R.C., TN. SAID PIN BEING LOCATED S 04°30'30" W - 732.71' FROM THE CENTER OF A GRAVEL DRIVE AND THE NORTHEAST CORNER OF THE 10.01 ACRES TRACT. THENCE, FROM SAID POINT OF BEGINNING, S 04°30'30" W - 35.86' TO A POINT IN THE CREEK IN THE NORTHERLY LINE OF THE DONNIE R. BROADWAY, SR. PROPERTY OF RECORD IN DEED BOOK 8844, PAGE 711, R.O.D.C., TN. THENCE, ALONG THE NORTHERLY LINE OF BROADWAY, S 89°59'35" W - 1803.33' TO AN EXISTING IRON PIPE AT THE NORTHEAST CORNER OF THE KELLY B. GUPTON ET UX PROPERTY OF RECORD IN INSTRUMENT NO. 20040202-0012416, R.O.D.C., TN. THENCE ALONG THE NORTHERLY LINE OF GUPTON, N 88°40'05" W - 136.86' TO A FENCE CORNER AT THE SOUTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT AND THE SOUTHEAST CORNER OF THE CATHY SEWELL PROPERTY OF RECORD IN INSTRUMENT NO. 20070924-0113515, R.O.D.C., TN. THENCE ALONG THE EASTERLY LINE OF SEWELL, N 05°10'11" W - 1172,52' TO A POINT IN THE CENTER OF A CREEK AT THE SOUTHWEST CORNER OF TRACT 1. THENCE LEAVING THE LINE OF SEWELL, WITH THE SOUTHERLY LINE OF TRACT 1 AND THE CENTER OF SAID CREEK THE FOLLOWING CALLS: N 82'14'21" E - 205.40' TO A POINT; THENCE S 71°19'32" E - 146.91' TO A POINT; THENCE S 35°59'30" E - 281.25' TO A POINT; THENCE S 41 ° 17'46" E - 164.88' TO A POINT; THENCE S 62°09'36" E - 320.63' TO A POINT; THENCE S 62°59'10" E - 354.78' TO A POINT IN THE CENTER OF THE CREEK AT THE SOUTHWEST CORNER OF THE 10.01 ACRES TRACT CONVEYED TO THE DARNELL FAMILY TRUST. THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT, N 86°30'00" E - 144.83' TO AN EXISTING IRON PIN; THENCE S 43°25'49" E - 346.35' TO AN EXISTING IRON PIN; THENCE S 64°53'34" E - 496.48' TO THE POINT OF BEGINNING, CONTAINING 27.936 ACRES. THERE IS INCLUDED WITHIN THE BOUNDS OF THE ABOVE DESCRIBED TRACT, A 0.947 ACRES TRACT SHOWN AS THE CHURCH TRACT ON THE SURVEY. THIS TRACT IS SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE. THEREFORE, THE TOTAL NET AREA OF TRACT 2 IS 26.989 ACRES.

INCLUDED IN THIS DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE:

WARRANTY DEED
(Continued)

PROPERTY LOCATED IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PART OF PARCEL 4.00 ON DAVIDSON COUNTY PROPERTY MAP 5. BEING SHOWN AS THE CHURCH TRACT ON A SURVEY BY C&K SURVEYORS, L.L.C. DATED DECEMBER 26, 2013, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN SET AT THE SOUTHERNMOST CORNER OF THE HEREIN-DESCRIBED TRACT. SAID PIN BEING LOCATED N 17°36'20" E - 198.28' FROM A FENCE CORNER AT THE SOUTHWEST CORNER OF TRACT 2 OF SAME SURVEY AND THE SOUTHEAST CORNER OF THE CATHY SEWELL PROPERTY OF RECORD IN INSTRUMENT NO. 20070924-0113515, R.O.D.C., TN. THENCE, FROM SAID POINT OF BEGINNING, N 30°06'56" W - 125.00' TO AN IRON PIN SET; THENCE N 59°01'14" E - 330.00' TO AN IRON PIN SET; THENCE S 30°06'56" E - 125.00' TO AN IRON PIN SET; THENCE S 59°01'14" W - 330.00' TO THE PONT OF BEGINNING, CONTAINING 41,255 SQUARE FEET, OR 0.947 ACRES, TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS TO SAID PARCEL OVER AN EXISTING PRIVATE DRIVE ACROSS THE PROPERTY CONVEYED.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROB DARNELL AND WIFE, CAYE DARNELL BY DEEDS OF RECORD IN INSTRUMENT NOS. 20001120-0114276 AND 20010618-0064471, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 8251 Greenbrier 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 6th day of January, 2014.

Rob Darnell

Caye Darnell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rob Darnell and wife, Caye Darnell, 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 6th day of January, 2014.

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