Frankie Fletcher, Register
Robertson County Tennessee
Rec #: 230925 Instrument #: 271121
Rec'd: 15.00 Recorded
State: 1739.00 1/7/2014 at 10:59 AM
Clerk: 1.00 in Record Book
Other: 2.00 1553
Total: 1757.00 Pgs 648-650

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140005887 DEEDWARR
Recvd: 01/27/14 09:46 3 pgs
Fees:17.00 Taxes:0.00

20140127-0007111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF DECEMBER, 2013.

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 Aimee Burney, husband and wife	Lending Hand Mortgage, LLC	138-57.00/138-58.00
	(NAME)	
8251 Greenbrier Road	116 East Cedar Street	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	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 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 Aimee Burney, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in ROBERTSON/DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

PROPERTY LOCATED IN THE 14TH CIVIL DISTRICT OF ROBERTSON COUNTY, AND ALSO IN DAVIDSON COUNTY, TENNESSEE. BEING SHOWN AS PARCELS 57.00 AND 62.00 ON ROBERTSON COUNTY PROPERTY MAP 138. BEING SHOWN AS TRACT 1 ON A SURVEY BY C&K SURVEYORS, L.L.C. DATED DECEMBER 26, 2013, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF A GRAVEL DRIVE AND THE CENTER OF A DRAIN, AT THE SOUTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT. SAID POINT BEING THE NORTHEAST 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 POINT ALSO BEING THE NORTHWEST CORNER OF THE WILLIE J. JACOB PROPERTY, OF RECORD IN RECORD BOOK 541, PAGE 331, R.O.R.C., TN., AND BEING THE SOUTHWEST CORNER OF THE CHARLES A. YEARTA PROPERTY, OF RECORD IN RECORD BOOK 1453, PAGE 702, R.O.R.C., TN. THENCE, FROM SAID POINT OF BEGINNING, ALONG THE CENTER OF A GRAVEL DRIVE AND ALONG THE NORTHERLY LINE OF THE DARNELL FAMILY TRUST 10.01 ACRES TRACT, THE FOLLOWING CALLS: S 89°29'16" W - 25.79' TO A POINT; THENCE S 76°33'56" W - 55.99' TO A POINT; THENCE N 89°55'56" W - 51.60' TO A POINT; THENCE S 79°09'21" W - 55.55' TO A POINT; THENCE N 71°17'20" W - 57.03' TO A POINT; THENCE N 60°00'51" W - 80.24' TO A POINT; THENCE N 66°11'35" W - 32.45' TO A POINT; THENCE N 74°25'37" W - 84.80' TO A POINT; THENCE N 70°31'26" W - 83.96' TO A POINT; THENCE N 61°30'42" W - 49.57' TO AN EXISTING IRON PIN IN THE CENTER OF SAID DRIVE AT THE NORTHWEST CORNER OF THE 10.01 ACRES TRACT. THENCE, LEAVING SAID GRAVEL DRIVE, WITH THE WESTERLY LINE OF THE 10.01 ACRES TRACT, S 39°26'30" W - PASSING A WITNESS IRON PIN AT 524.77', IN ALL A TOTAL OF 544.34' TO A POINT IN THE CREEK IN THE NORTHERLY LINE OF TRACT 2 OF SAME SURVEY. THENCE, ALONG THE CENTER OF THE CREEK AND THE NORTHERLY LINE OF TRACT 2, N 62°59'10" W - 354.78' TO A POINT; THENCE N 62°09'36" W - 320.63' TO A POINT; THENCE N 41°17'46" W - 164.88' TO A POINT; THENCE N 35°59'30" W - 281.25' TO A POINT; THENCE N 71°19'32" W - 146.91' TO A POINT; THENCE S 82°14'21" W - 205.40' TO A POINT IN THE CENTER OF THE CREEK AND IN THE EASTERLY LINE OF THE CATHY SEWELL PROPERTY OF RECORD IN INSTRUMENT NO. 20070924-0113515, R.O.D.C., TN. THENCE, LEAVING SAID CREEK, WITH THE EASTERLY LINE OF SEWELL, N 05°10'11" W - 323.94' TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SEWELL AND THE NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT. SAID PIN ALSO BEING IN THE SOUTHERLY LINE OF THE REBA F. HARRIS PROPERTY OF RECORD IN DEED BOOK 173, PAGE 259, R.O.R.C., TN. THENCE, ALONG THE SOUTHERLY LINE OF HARRIS, S 89°48'22" E - 1154.38' TO AN EXISTING IRON PIN; THENCE S 89°51'40" E - PASSING A WITNESS IRON PIN AT 1602.84'- IN ALL A TOTAL OF 1625.48' TO A POINT IN THE CENTER OF A DRAIN AT THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED

WARRANTY DEED
(Continued)

TRACT AND THE NORTHWEST CORNER OF THE CHARLES A. YEARTA PROPERTY, AFOREMENTIONED. THENCE, WITH THE WESTERLY LINE OF YEARTA AND WITH THE CENTER OF SAID DRAIN THE FOLLOWING CALLS: S 24°04'21" W - 127.64' TO A POINT; THENCE S 59°21'04" W - 103.45' TO A POINT; THENCE S 30°33'15" W - 25.85' TO A POINT; THENCE S 65°00'27" W - 137.75' TO A POINT; THENCE S 64°32'35" W - 208.87' TO A POINT; THENCE S 36°09'05" W - 129.82' TO A POINT;
THENCE S 20°02'01" W - 292.57' TO THE POINT OF BEGINNING, CONTAINING 36.611 ACRES, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROB DARNELL AND WIFE, CAYE DARNELL BY DEEDS OF RECORD IN BOOK 689, PAGE 384 AND BOOK 643, PAGE 228, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE AND FROM INSTRUMENT NO. 20010618-0064471 IN THE REGISTER'S OFFICE FOR DAVIDSON COPUNTY, TENNESSEE.
INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUSIVELY EXCLUDED THEREFROM:

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 POINT OF BEGINNING, CONTAINING 41,255 SQUARE FEET, OR 0.947 ACRES.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROB DARNELL AND WIFE, CAYE DARNELL BY DEED OF RECORD BY INSTRUMENT NO. 20010618-0064471, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

GRANTEES ARE RESPONSIBLE FOR "ROLL BACK TAXES".

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) 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 31st day of December, 2013.

WARRANTY DEED
(Continued)

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 31st day of December, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

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