BILL GARRETT, Davidson County
Trans:T20140016435 DEEDWARR
Recvd: 03/11/14 11:03 3 pgs
Fees:18.00 Taxes:1313.13
20140311-0020323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,900.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

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
David Newbold and Eva Renee Newbold, husband and wife	Quicken Loans Inc.	00400020400
	(NAME)	
5476 Drye Run Road	1050 Woodard Avenue	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Detroit, MI 48226-1906	
(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 Brian E. Celatka and wife, Robin L. Celatka, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Newbold and Eva Renee Newbold, 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:

SEE EXHIBIT "A"

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 ( )
This is improved (X) property, known as 5476 Drye Run Rd., 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 7th day of March, 2014.

WARRANTY DEED
(Continued)

Brian E. Celatka

Robin L. Celatka

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian E. Celatka and wife, Robin L. Celatka, 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 7th day of March, 2014.

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

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1
BOUNDARY DESCRIPTION
Tract 8 Coopertown Farms
Fourteenth Civil District - Davidson County, Tennessee Property Map 4 Part of Parcel 3

Containing 5.01 acres

To find the point of beginning, start at the intersection of the Northerly right-of-way (25 feet from the centerline) of Coopertown Road with the Westerly boundary line of property owned by Peter J. Meadows et ux, of record in deed Book 5334 page 839 in the Register's office of Davidson County, Tennessee; thence with said right-of-way, North 81°36' 07" West 296.96 feet; Thence, severing the property of Noble C. Caudill II, of record in Deed Book 8114, page 913 in said Register's office, with a curve in the Easterly margin of the 50 foot wide Easement for Ingress/Egress, Drainage and Utilities, concave to the Northeast and having a radius of 25.00 feet, Northwesterly an arc distance of 39.27 feet through a central angle of 90°00' 00" to the point of tangency; Thence, continuing with said margin, North 8°23' 53" East 508.00 feet to the beginning of a curve in said margin concave to the Southeast and having a radius of 840.00 feet; Thence, with said curve, Northerly an arc distance of 149.65 feet through a central angle of 10°12' 27" to an iron pin; Thence, continuing with said curve and margin, Northeasterly an arc distance of 487.13 feet through a central angle of 33°13' 37" to the point of tangency; Thence, with said margin, North 51°49' 57" East 62.18 feet to the beginning of a curve in said right-of-way concave to the Northwest and having a radius of 366.65 feet; Thence, with said curve Northerly an arc distance of 704.82 feet through a central angle of 110°08'25" to an iron pin; Thence, with said margin, North 58°18'28" West 61.54 feet to an iron pin, The Point of Beginning; Thence, continuing with said margin, North 58°18' 28" West 434.58 feet to an iron pin; Thence, leaving said margin and severing said Caudill property, North 31°41' 32" East 390.69 feet to an iron pin in the boundary line of property owned by Sandra K. Howard & Sue Ella Miller, of record in Book 7326 page 26 in said Register's office; Thence, with said boundary line, as follows: South 81°20' 00" East 349.02 feet to an iron pin, North 46°08' 07" East 125.00 feet, South 45°10' 51" East 84.40 feet to an iron pin; Thence, again severing said Caudill property, South 31°41' 32" West 629.08 feet to the Beginning containing 5.01 acres.

The description is based on a field survey by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, dated 9/27/90 and revised on 12/7/93.
The above described tract is benefited by an easement for the purpose of ingress, egress, drainage, and utilities across said Caudill property between said tract and Coopertown Road, said easement being more particularly described as follows:

BOUNDARY DESCRIPTION
Easement for Ingress/Egress, Drainage and Utilities
Fourteenth Civil District - Davidson County, Tennessee

Property Map 4 Part of Parcel 3

Containing 3.36 Acres

To find the point of beginning, start at the intersection of the northerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334 page 839 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, North 81 degrees 36 minutes 07 seconds West 296.96 feet to the POINT OF BEGINNING; Thence, severing the property of Noble C. Caudill II, of record in Deed Book 8114 page 913 in said Register's Office, with a turn-in curve to the easterly margin of a 50 foot wide Easement for Ingress/Egress, Drainage and Utilities, concave to the northeast and having a radius of 25.00 feet; northwesterly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, continuing with said margin, North 8 degrees 23 minutes 53 seconds East 508.00 feet to the beginning of a curve in said margin concave to the southeast and having a radius of 840.00 feet; Thence, with said curve, northerly an arc distance of 636.78 feet through a central angle of 43 degrees 26 minutes 04 seconds to the point of tangency; Thence, with said margin, North 51 degrees 49 minutes 57 seconds East 62.18 feet to the beginning of a curve in said margin concave to the northwest and having a radius of 366.65 feet; Thence, with said curve northerly an arc distance of 704.82 feet through a central angle of 110 degrees 08 minutes 25 seconds to the point of tangency; Thence, with said margin, North 50 degrees 18 minutes 28 seconds West 837.70 feet to the beginning of a turn-in curve to the terminus of said easement concave to the northeast and having a radius of 50.00 feet; Thence, with said curve northwesterly an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 35 seconds to the point of tangency; Thence, with the terminus of said easement, an arc distance of 229.35 feet through a central angle to the left of 262 degrees 49 minutes 09 seconds to the beginning of a turn-in curve to the westerly margin of said easement concave to the South and having a radius of 50.00 feet; Thence, with said curve southeasterly an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 35 seconds to the point of tangency; Thence, with said westerly margin of said easement, South 58 degrees 18 minutes 28 seconds East 837.70 feet to the beginning of a curve in said margin concave to the southwest and having a radius of 316.65 feet; Thence, with said curve, southeasterly an arc distance of 608.70 feet through a central angle of 110 degrees 08 minutes 25 seconds to the point of tangency; Thence, with said margin, South 51 degrees 49 seconds 57 seconds West 62.18 feet to the beginning of a curve in said margin concave to the southeast and having a radius of 690.00 feet; Thence, with said curve, southerly an arc distance of 674.69 feet through a central angle of 43 degrees 26 minutes 04 seconds to the point of tangency; Thence, with said margin, South 0 degrees 23 minutes 53 seconds West 508.00 feet to the beginning of a turn-in curve to said northerly right-of-way of Coopertown Road concave to the northwest and having a radius of 25.00 feet; Thence, with said curve, southerly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, with said northerly right-of-way of Coopertown Road, South 81 degrees 36 minutes 07 seconds East 100.00 feet to the BEGINNING containing 3.36 acres.

Being the same property conveyed to Brian E. Celatka and wife, Robin L. Celatka, by Quitclaim Deed from Brian Celatka (a/k/a Brian E. Celatka) dated 01/07/05 of record by Instrument No. 20050114-0005553, Register's Office for Davidson County, Tennessee.