WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140022330 DEEDWARR
Recvd: 04/02/14 15:59 2 pgs
Fees:13.00 Taxes:429.20
20140402-0027565

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred C. Webb	NEW OWNER	01100009000
(NAME) 3268 Freeman Hollow Rd	(NAME)	
(ADDRESS) Goodlettsville TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Samuel E. Hasting and Margie L. Hasting, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Fred C. Webb and Deanna Webb, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:
A certain tract or parcel of land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by L. Steven Bridges, Jr., Registered Land Surveyor No. 1740, dated April 11, 1997, and revised April 25, 1997 as follows:

BEGINNING at an iron pin in the Easterly margin of Freeman Hollow Road, a corner to the property conveyed to Leon Martin and wife, Janelle Martin, of record in Deed Book 4760, page 260, Register's Office for Davidson County, Tennessee, (Map 11, parcel 99); thence with said margin of said road on a curve having a radius of 979.93 feet, a tangent of 53.49 feet, a chord of 106.82 feet, a delta angle of 6 deg. 14' 56" and a length of 106.88 feet to an iron pin; thence leaving Freeman Hollow Road North 76 deg. 12' 00" East 281.03 feet to an iron pin; thence North 6 deg. 02' 18" West 76.37 feet to an iron pin; thence North 79 deg. 08' 21" East, 359.20 feet to an iron pin in a fence line; thence continuing with said fence line South 22 deg. 39' 00" East, 130.00 feet to an iron pin; thence with the fence line marking the common boundary line with Martin South 71 deg. 21' 22" West, 267.91 feet to an iron pin; thence continuing with the said existing fence line, South 72 deg. 04' 38" West, 144.38 feet to a point; thence continuing with said fence line South 76 deg. 12' 00" West, 235.61 feet to the point of beginning and containing 1.98 acres, more or less.

TRACT NO. 2:
COMMENCING at an iron rod on the Eastern margin of Freeman Hollow Road at the Southwest corner of the property of Samuel Hasting as of record in Deed Book 5674, page 565, Register's Office for Davidson County, Tennessee; thence with said road margin and a curve to the left, delta of 06 deg. 14' 56", radius of 979.93 feet, length of 106.88 feet and a chord of North 26 deg. 30' 49" West, 106.82 feet to an iron rod at the point of beginning; thence leaving said road margin with a new line North 61 deg. 38' 26" East, 301.01 feet to an iron rod; thence South 06 deg. 02' 18" East, 76.37 feet to an iron rod at the Northeast corner of the original Samuel Hasting property; thence with line of Hasting South 76 deg. 12' 00" West, 256.12 feet to the point of beginning, containing 0.244 acres, more or less as surveyed June 19, 2000 by L. Steven Bridges, Jr. RLS #1740, of Bridges Land Surveying and Consulting, 313 East Main Street, Suite 11, Hendersonville, TN 37075

TRACT NO. 1: Being the same property conveyed to Samuel E. Hasting and wife, Margie L. Hasting by deed from Wilma Jean Hasting in Book 10792, Page 21 and by deed from Fentress R. Myers and wife, Margaret Marie Myers of record in Book 5308, Page 976, Register's Office, Davidson County, Tennessee.

TRACT NO. 2: Being the same property conveyed to Samuel Hasting and wife, Margie Hasting by deed from Neinz Tews and wife, Nina Fay Tews of record in Instrument Number 200007251-0072012, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☐ property, known as 3268 Freeman Hollow Road, 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 our hands this 31st day of March, 2014.

Samuel E. Hasting

Margie L. Hasting

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 31st day of March, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Samuel E. Hasting and Margie L. Hasting**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:

5-3-16

Notary Public,