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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140035554 DEEDWARR
Recvd: 05/21/14 13:40 2 pgs
Fees:13.00 Taxes:925.00
20140521-0043864

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Carleen Koontz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2014;

Theresa L. Smith
Notary Public

MY COMMISSION EXPIRES: 11/5/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lenoard Koontz	Navy Federal Credit Union	022000106.00
(NAME)	(NAME)	
3311 Union Hill Road	P.O. Box 3326	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Merrifield, VA 22119	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sarah P. Anderson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lenoard Koontz and Carleen Koontz, 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 tract of land in the 14th Civil District, formerly the 24th Civil District of Davidson County, Tennessee, as shown as Tract 4 on a survey by G. J. Carney, Surveyor, March 4th, 1961, and more particularly described as follows:

Beginning at the southwest corner of Tract No. 2 conveyed to M. Dean Anderson; thence with Anderson's southerly line North 87 degrees 49' East 170.8 feet to a point in W. L. Boyd's Line; thence South 4 degrees 30' West 397 feet to a point in the John Carney property; thence North 70 degrees 25' West 175 feet to a point; thence North 4 degrees 30' East 128 feet to the point of beginning and containing 1.4 acres, more or less.

Being the same property conveyed to Sarah Polston Anderson by Quitclaim Deed from M. Dean Anderson and H. Michael Bennett, Trustee, of record in 5626, Page 70, Register's Office for Davidson County, Tennessee; and being the same property conveyed to M. Dean Anderson and wife, Sarah Polston Anderson, by deed from W. L. Boyd, of record in Book 3247, Page 409, said Register's Office.

Tract No. 2

A certain tract or parcel of land situated in the 14th Civil District of Davidson County, Tennessee.

Beginning at an iron pin in the southerly margin of Union Hill Road South 1 degrees West 330.8 feet (with W. L. Boyd line) to an iron pin; thence South 87 degrees 49' West 170.8 feet; North 23 degrees .05' West 236 feet to an iron pin, southerly margin Union Hill Road; thence with the margin of said Union Hill Road with the following total curve data: D – 47 degrees 14'; T – 127.8 degrees; L – 241.0 degrees, R – 292.3 degrees; 20 degrees .3 feet to the point of beginning, containing 1.6 acres, according to survey made January 23, 1961, by Hickerson & Hickerson, Engineers.

Being the same property conveyed to Sarah Polston Anderson by Deed of Correction from M. Dean Anderson and H. Michael Bennett, Trustee of record in Book 5673, Page 933, Register's Office for Davidson County, Tennessee; and being the same property conveyed to M. Dean Anderson and wife, Sarah Polston Anderson, by deed from W. L. Boyd, of record in Book 3181, Page 445, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **3311 Union Hill 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 hand this 16th day of May, 2014.

Sarah P. Anderson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared Sarah P. Anderson with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 16th day of May. 2014.

Commission expires: 11/5/14

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

Notary Public