WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140050033 DEEDWARR
Recvd: 07/14/14 11:44 2 pgs
Fees:13.00 Taxes:92.50
20140714-0061740

B-FSBO-14-1075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Kevin Anderson	NEW OWNER	
(NAME)	(NAME)	**088-00-0-052.00**
1075 Garland Hollow Road		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ROBERT J. CORRIGAN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEVIN ANDERSON AND WIFE, WINTER ANDERSON AND JOANN HARRIS, UNMARRIED AS JOINT TENANTS WITH RIGHTS OF SURVIVOPSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the Second Civil District of Davidson County, Tennessee, being a portion of the property conveyed to Austin Powder Company by deed from Jessie L. Anderson and Rubye O. Anderson, dated August 2, 1989, as recorded in Deed Book 7905, Page 551, Register's Office for said county and more particularly described as follows:

Beginning at an iron pin on the easterly side of Garland Hollow Road, the southwest corner of the property conveyed to Thomas R. Smith as recorded in Deed Book 7483, Page 859, Register's Office for Davidson County, Tennessee; thence along the southerly line of said Smith North 61 deg. 34 minutes 34 seconds East, 1,065.03 feet to an iron pin; thence along said Smith's easterly line North 29 deg. 23 minutes 17 seconds West, 206.16 feet to an iron pin; thence along the new lines North 61 deg. 34 minutes 26 seconds East, 150.00 feet to an iron pin; thence South 29 deg. 23 minutes 17 seconds East, 208.48 feet to an iron pin; thence South 39 deg. 7 minutes 15 seconds West, 365.59 feet to an iron pin; thence South 82 deg. 40 minutes 18 seconds West, 79.08 feet to an iron pin; thence South 53 deg. 12 minutes 34 seconds West, 204.77 feet to an iron pin; thence South 57 deg. 35 minutes 20 seconds West 288.76 feet to an iron pin; thence South 8 deg. 13 minutes 36 seconds West, 109.99 feet to an iron pin; thence South 28 deg. 57 minutes 22 seconds West, 133.81 feet to an iron pin on the northerly side of aforesaid Garland Hollow Road; thence with said road South 83 deg. 56 minutes 35 seconds West, 4.43 feet to the beginning of a curve; thence along a curve to the right, having a radius of 229.83 feet, a distance of 98.47 feet; thence North 71 deg. 30 minutes 37 seconds West, 13.17 feet; thence along a curve to the right, having a radius of 160.00 feet, a distance of 123.26 feet; thence North 27 deg. 33 minutes 19 seconds West, 144.67 feet to the point of beginning and containing 5.006 acres, more or less, pursuant to survey of John Kohl Company, Patrick Coode, Surveyor, dated June 6, 1989.

Being the same property conveyed to Robert J. Corrigan, an unmarried person by Warranty Deed from Larry Wayne Anderson, of record in Book 9348, page 768, Register's Office for Davidson County, Tennessee, dated May 16, 1994 and recorded on May 18, 1994.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Agreement for water rights easement of record in Book 9348, Page 766, in the Register's Office for Davidson County, Tennessee.
- 20 foot access road of record in Book 2921, Page 243, in the Register's Office for Davidson County, Tennessee.
- Right of way easement of record in Book 584, Page 414, Book 3226, pages 41 and 43, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1075 Garland Hollow Road, Pegram, Tennessee 37143**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF JULY, 2014.

Robert J. Corrigan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT J. CORRIGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of July, 2014.

Notary Public
My Commission Expires:
(SEAL)

G. LOY GARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212