BILL GARRETT, Davidson County
Trans: T20140073323 DEEDWARR
Recvd: 09/30/14 11:06 4 pgs
Fees: 23.00 Taxes: 181.30
20140930-0089964

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 49,000.00

Affiant

Subscribed and sworn to before me, this 25th day of September, 2014.

Notary Public

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOSEPH AMATO	Joseph Amato	01800015900
5569 BRICK CHURCH PIKE	245 Indian Lake Rd. #E-203	
GOODLETTSVILLE, TN 37072	Hendersonville, TN 37075	

FOR AND IN 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 ACKNOWLEDGE, WE,

NICHOLAS MORRISON and wife, ALLISON MORRISON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSEPH AMATO, unmarried

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:

That certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEGINNING AT AN IRON ROD IN THE WEST RIGHT OF WAY OF BRICK CHURCH PIKE, ALSO BEING THE NORTHEAST CORNER OF THE BARNES PROPERTY AS DESCRIBED IN DEED BOOK 9608, PAGE 594;

THENCE,,SOUTH 32 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 476.07 FEET TO AN IRON ROD; THENCE, SOUTH 35 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 219.34 FEET TO THE TRUE POINT OF BEING OF THE DESCRIBED PROPERTY HEREON, ALSO BEING THE SOUTHEAST CORNER OF TRACT 3; THENCE, SOUTH 35 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 27.69 FEET TO AN IRON ROD, ALSO BEING THE NORTHWEST CORNER OF THE MOORE PROPERTY AS DESCRIBED BY INSTRUMENT #200008180081829; THENCE, SOUTH 33 DEGREES 40 MINUTES 05 SECONDS WEST, A DISTANCE OF 644.83 FEET TO AN IRON ROD, ALSO BEING THE NORTHEAST CORNER OF TRACT 5; THENCE, WITH TRACT 5 NORTH 53 DEGREES 49 MINUTES 48 SECONDS WEST, A DISTANCE OF 411.68 FEET TO AN IRON ROD; THENCE, WITH TRACT 1 NORTH 45 DEGREES 45 MINUTES 20 SECONDS EAST, A DISTANCE OF 349.39 FEET TO AN IRON ROD; THENCE, WITH TRACT 1 NORTH 45 DEGREES 45 MINUTES 20 SECONDS EAST, A DISTANCE OF 22.63 FEET TO AN IRON ROD ALSO BEING THE SOUTHWEST CORNER OF TRACT 3; THENCE, WITH TRACT 3 NORTH 62 DEGREES 08 MINUTES 45 SECONDS EAST, A

DISTANCE OF 56.94 FEET TO AN IRON ROD; THENCE, WITH TRACT 3 NORTH 50 DEGREES 59 MINUTES 21 SECONDS EAST, A DISTANCE OF 128.63 FEET TO AN IRON ROD; THENCE, WITH TRACT 3 NORTH 45 DEGREES 44 MINUTES 55 SECOND EAST, A DISTANCE OF 86.81 FEET TO AN IRON ROD; THENCE, WITH TRACT 3 NORTH 39 DEGREES 54 MINUTES 02 SECONDS EAST, A DISTANCE OF 48.11 FEET TO AN IRON ROD; THENCE WITH TRACT 3 SOUTH 58 DEGREES 00 MINUTES 36 SECONDS EAST, A DISTANCE OF 250.30 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIBED PROPERTY CONTAINING TOGETHER WITH: 1) INGRESS/EGRESS EASEMENT OF RECORD IN INSTRUMENT NO. 20080402-0032971, REGISTER OF DEEDS, DAVIDSON COUNTY, TENNESSEE; AND TOGETHER WITH AND SUBJECT TO: 2) A PERPETUAL, NON-EXCLUSIVE INGRESS/EGRESS EASEMENT RUNNING WITH THE LAND AS SHOWN ON THE BOUNDARY SURVEY OF THE MARCHAND PROPERTY DATED JUNE 3, 2008 PREPARED BY DELLE LAND SURVEYING 408 NESBITT LANE, MADISON, TN 37115, PHONE 615.865.4242, BOTH INGRESS/EGRESS EASEMENTS 1 AND 2 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE WEST RIGHT OF WAY OF BRICK CHURCH PIKE, ALSO BEING THE NORTHEAST CORNER OF THE DICKENS PROPERTY AS DESCRIBED IN INSTRUMENT THENCE, SOUTH 15 DEGREES 28 MINUTES 32 SECONDS WEST, A DISTANCE OF 306.34 FEET TO A POINT; THENCE, SOUTH 38 DEGREES 42 MINUTES 51 SECONDS WEST, A DISTANCE OF 28.09 FEET TO A POINT; THENCE, SOUTH 42 DEGREES 42 MINUTES 30 SECONDS WEST, A DISTANCE OF 76.47 FEET TO A POINT; THENCE, SOUTH 09 DEGREES 35 MINUTES 41 SECONDS WEST, A DISTANCE OF 240.61 FEET TO A POINT, ALSO BEING THE SOUTHWEST CORNER OF TRACT #2; THENCE, SOUTH 09 DEGREES 35 MINUTES 41 SECONDS WEST, A DISTANCE OF 122.97 FEET TO A POINT; THENCE, SOUTH 15 DEGREES 48 MINUTES 18 SECONDS WEST, A DISTANCE OF 76,51 FEET TO A POINT; THENCE, SOUTH 30 DEGREES 05 MINUTES 15 SECONDS WEST, A DISTANCE OF 98.42 FEET TO A POINT; THENCE, SOUTH 39 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 71.45 FEET TO A POINT; THENCE, SOUTH 45 DEGREES 44 MINUTES 55 SECONDS WEST, A DISTANCE OF 88.75 FEET TO A POINT; THENCE, SOUTH 50 DEGREES 59 MINUTES 21 SECONDS WEST, A DISTANCE OF 131.50 FEET TO A POINT; THENCE, SOUTH 62 DEGREES 08 MINUTES 45 SECONDS WEST, A DISTANCE OF 126.89 FEET TO A POINT; THENCE, SOUTH 18 DEGREES 15 MINUTES 35 SECONDS WEST, A DISTANCE OF 288.61 FEET TO A POINT; THENCE, NORTH 53 DEGREES 49 MINUTES 48 SECONDS WEST, A DISTANCE OF 62.20 FEET TO A POINT; THENCE, NORTH 18 DEGREES 15 MINUTES 35 SECONDS EAST, A DISTANCE OF 236.81 FEET TO A POINT; THENCE, NORTH 62 DEGREES 08 MINUTES 45 SECONDS EAST, A DISTANCE OF 132.58 FEET TO A POINT; THENCE, NORTH 62 DEGREES 08 MINUTES 45 SECONDS EAST, A DISTANCE OF 56.94 FEET TO A THENCE, NORTH 50 DEGREES 59 MINUTES 21 SECONDS EAST, A DISTANCE PF 128.63 FEET TO A POINT; THENCE, NORTH 45 DEGREES 44 MINUTES 55 SECONDS EAST, A DISTANCE OF 86.81 FEET TO A THENCE, NORTH 39 DEGREES 54 MINUTES 02 SECONDS EAST, A DISTANCE OF 48.11 FEET TO A POINT, ALSO BEING THE NORTHWEST CORNER OF TRACT #4; THENCE, NORTH 39 DEGREES 54 MINUTES 02 SECONDS EAST, A DISTANCE OF 20.60 FEET TO A THENCE, NORTH 30 DEGREES 05 MINUTES 15 SECONDS EAST, A DISTANCE OF 94.20 FEET TO A THENCE, NORTH 15 DEGREES 48 MINUTES 18 SECONDS EAST, A DISTANCE OF 72.92 FEET TO A THENCE, NORTH 09 DEGREES 35 MINUTES 41 SECONDS EAST, A DISTANCE OF 368.44 FEET TO A POINT; THENCE, NORTH 42 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 81.72 FEET TO A THENCE, NORTH 38 DEGREES 42 MINUTES 20 SECONDS EAST, A DISTANCE OF 23.22 FEET TO A THENCE, NORTH 15 DEGREES 28 MINUTES 32 SECONDS EAST, A DISTANCE OF 302.00 FEET TO A POINT IN THE RIGHT OF WAY OF BRICK CHURCH PIKE; THENCE, WITH THE RIGHT OF WAY WITH A CURVE WITH A DELTA ANGLE OF 04 DEGREES 13 MINUTES 37 SECONDS, WITH A RADIUS OF 271.18 FEET, A CHORD BEARING OF SOUTH 75 DEGREES 10 MINUTES 29 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT A POINT ALONG THE EAST PROPERTY LINE, ALSO BEING THE NORTHEAST CORNER OF TRACT 4 AND THE SOUTHEAST CORNER OF TRACT 3; THENCE, NORTH 58 DEGREES 00 MINUTES 36 SECONDS WEST, A DISTANCE OF 26.05 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIBED EASEMENT; THENCE, NORTH 58 DEGREES 00 MINUTES 36 SECONDS EAST, A DISTANCE OF 15.03 FEET TO A THENCE, NORTH 35 DEGREES 33 MINUTES 48 SECONDS EAST, A DISTANCE OF 193.26 FEET TO A POINT; THENCE, NORTH 32 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 92.09 FEET TO A THENCE, SOUTH 53 DEGREES 48 MINUTES 29

SECONDS EAST, A DISTANCE OF 15.02 FEET TO A THENCE, SOUTH 32 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 91.57 FEET TO A POINT; THENCE, SOUTH 35 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 192.67 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 0.098 ACRES MORE OR LESS.

TOGETHER WITH:

BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY OF BRICK CHURCH PIKE, ALSO BEING THE NORTHWEST CORNER OF THE BARNES PROPERTY AS DESCRIBED IN DEED BOOK 9608, PAGE 594; THENCE, NORTH 75 DEGREES 15 MINUTES 25 SECONDS WEST, A DISTANCE OF 63.93 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIBED SEPTIC AREA HEREON:

THENCE, NORTH 04 DEGREES 52 MINUTES 04 SECONDS WEST, A DISTANCE OF 81.24 FEET TO A POINT; THENCE, SOUTH 85 DEGREES 07 MINUTES 56 SECONDS WEST, A DISTANCE OF 162.48 FEET TO A POINT; THENCE, SOUTH 04 DEGREES 52 MINUTES 04 SECONDS EAST, A DISTANCE OF 81.24 FEET TO A THENCE, NORTH 85 DEGREES 07 MINUTES 56 SECONDS EAST, A DISTANCE OF 162.48 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 0.303 ACRES MORE OR LESS.

TOGETHER WITH:

BEGINNING AT A POINT ALONG THE EAST PROPERTY LINE, ALSO BEING THE NORTHEAST CORNER OF TRACT 3 AND THE SOUTHEAST CORNER OF TRACT 2; THENCE, NORTH 53 DEGREES 48 MINUTES 29 SECONDS WEST, A DISTANCE OF 26.04 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIBED EASEMENT THEREON; THENCE, NORTH 32 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 5.77 FEET TO A POINT; THENCE, NORTH 01 DEGREES 49 MINUTES 51 SECONDS EAST, A DISTANCE OF 296.43 FEET TO A POINT; THENCE, NORTH 85 DEGREES 07 MINUTES 56 SECONDS EAST, A DISTANCE OF 167.38 FEET TO A POINT; THENCE, NORTH 04 DEGREES 52 MINUTES 04 SECONDS WEST, A DISTANCE OF 101.24 FEET TO A POINT; THENCE, SOUTH 85 DEGREES 07 MINUTES 56 SECONDS WEST, A DISTANCE OF 182.48 FEET TO A POINT; THENCE, SOUTH 04 DEGREES 52 MINUTES 04 SECONDS EAST, A DISTANCE OF 101.24 FEET TO A POINT; THENCE, SOUTH 01 DEGREES 49 MINUTES 51 SECONDS WEST, A DISTANCE OF 290.50 FEET TO A POINT; THENCE, SOUTH 32 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 0.74 FEET TO A I THENCE, SOUTH 53 DEGREES 48 MINUTES 29 SECONDS EAST, A DISTANCE OF 15.02 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 0.526 ACRES MORE OR LESS.

SUBJECT TO:

BEGINNING AT A POINT ALONG THE EAST PROPERTY LINE, ALSO BEING THE NORTHEAST CORNER OF TRACT 5 AND THE SOUTHEAST CORNER OF TRACT 4; THENCE, NORTH 53 DEGREES 49 MINUTES 48 SECONDS WEST, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING OF THE EASEMENT DESCRIBED HEREON:

THENCE, NORTH 33 DEGREES 40 MINUTES 05 SECONDS EAST, A DISTANCE OF 644.56 FEET TO A POINT; THENCE, NORTH 35 DEGREES 33 MINUTES 48 SECONDS EAST, A DISTANCE OF 27.23 FEET TO A THENCE, NORTH 58 DEGREES 00 MINUTES 36 SECONDS WEST, A DISTANCE OF 15.03 FEET TO A POINT; THENCE, SOUTH 35 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 26.55 FEET TO A POINT; THENCE, SOUTH 33 DEGREES 40 MINUTES 05 SECONDS WEST, A DISTANCE OF 644.15 FEET TO A POINT; THENCE, SOUTH 53 DEGREES 49 MINUTES 48 SECONDS EAST, A DISTANCE OF 15.01 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 0.231 ACRES MORE OR LESS.

SUBJECT TO A 10' UTILITY EASEMENT AS SHOWN ON SAID SURVEY.

BEING THE SAME PROPERTY CONVEYED TO NICHOLAS MORRISON and wife, ALLISON MORRISON, BY WARRANTY DEED FROM CHARLES J. RESHA, III AND WIFE, JUDY G. RESHA, DATED 10/07/2010 AND RECORDED ON 10/14/2010 IN INSTRUMENT NUMBER 20101014-0082311, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 5569 BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072.

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 in 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 25th day of September, 2014.

NICHOLAS MORRISON

ALLISON MORRISON

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Baldwin

Personally appeared before me, a Notary Public of said County and State, NICHOLAS MORRISON and ALLISON MORRISON, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2014.

Notary Public

My Commission Expires 10/13/2014

My Commission Expires:_____

TERESA L. SKIPPER NOTARY PUBLIC STATE AT LARGE ALABAMA