BILL GARRETT, Davidson County
Trans:T20140082752 DEEDWARR
Recvd: 11/03/14 13:38 2 pgs
Fees:13.00 Taxes:610.50
20141103-0101276

(1)

WARRANTY DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF OCTOBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7175C LEE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL
Jeremy David Lee and Tiffany Lee Lee	same	02201000600
6363 Eatons Creek Road		
Joelton, TN 37080		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

R. DAVID LEE, MARRIED*

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

JEREMY DAVID LEE AND TIFFANY LEE LEE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6363 Eatons Creek Road, Joelton, TN 37080

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/or 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/or 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 hand on the 31st day of October, 2014.

R. David Lee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, R. DAVID LEE, the 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 at Franklin, Tennessee, this 31st day of October, 2014.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Beginning at an iron pin in the Westerly right of way Eaton's Creek Road, being the Northeast corner of Lot #1 on the plan of Meadow Lark Estates, as of record in Book 3842, Page 89, R.O.D.C, TN, and being the Southeast corner of this tract, thence: N 72-16-37 W, 195.00' to an iron pin, thence: N 72-16-37 W, 194.92' to a concrete monument, thence: N 74-32-48 W, 192.25' to a metal post, thence: N 77-22-52 W, 220.06' to a corner post, and being the Southwest corner of a proposed road, thence: with said road, N 19-45-39 E, 214.66' thence: with a curve, having a radius of 25' and a chord bearing of N 64-01-29 E, a chord distance of 34.90' a distance of 38.63' to an iron pin, thence: with a curve, having a radius of 947.43' a central angle of 10-53-49 a chord bearing of S 77-09-37 E. a chord distance of 179.99' a distance of 180.26' to an iron pin, thence: S 82-36-31 E, 95.00' to an iron pin, thence: with a curve having a radius of 1,883.11' a central angle of 6-00-00, a chord bearing of S 79-36-31 E, a chord distance of 197.11' a distance of 197.20' to an iron pin, thence: S 76-36-31 E. 100.00' to an iron pin at a fence post, the Northwest corner of Lot #13 on the plan of Feltswood Subdivision, Section One, as of record in Plat Book 3700, Page 13, R.O.D.C, TN, thence: with the West line of Lot 313, S 13-23-29 W, 145.00' to a broken monument, thence: S 71-47-25 E, 215.25' to a broken monument in the westerly right-of-way Eaton's Creek Road, thence: with said right-of way Eaton's Creek Road, S 28 57-51 W, 132.64' to the point of beginning containing 4.075 acres more or less as per a survey by C&K Surveyors, dated 7/26/2010.

Being the same property conveyed by Warranty Deed from Stanton T. Lee and wife, Melissa K. Lee to R. David Lee as recorded on the 14th day of June, 2012 in Instrument No. 20120614-0052402 and Warranty Deed from Marion Bryan Cook, Jo Ann Burgett, Dorothy Cook, Robert A. Cook, Janice Faye Gomer, Grady Wayne Cook and Sandra Gayle Cox to Stanton T. Lee, married as recorded on the 7th day of September, 2010 in Instrument No. 20100907-0070836, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.