Davidson County	DEEDWARR
Recvd: 02/03/15 12:16	2 pgs
Fees:13.00 Taxes:1924.00	
20150203-0010043	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2015

Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joseph Mann	Motorola Employees C.U.	Parcel ID:
5929 Pettus Road	1205 E. Algonquin Road	17400019000/
Antioch, TN 37013	Schaumburg, IL 60196	18200021300

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 acknowledged, we

Steven W. Abernathy and wife, Julie Abernathy

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Joseph Mann and wife, Sharon Marie Mann (aka Sharon M. Mann)
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:

Land situated in the Fifth Civil District of Davidson County, Tennessee, according to a survey by Billy Carl Tomlin & Associates RLS# 383, dated June 21, 1994 and being more particularly described as follows:

Tract No. 4:
Beginning at an iron pin set in the westerly margin of Pettus Road, that is southerly a distance of 452.83 feet along said margin from the southeast corner of a tract of land deeded to Melvin Duane Boehm as of record in Deed Book 8074, Page 980, R.O.D.C., TN, said iron pin being the southeast corner of Tract 3 and the northeast corner of the herein described land; thence with the westerly margin of Pettus Road, South 07 deg. 06' West, 180.00 feet to an iron pin found at the northeast corner of a tract of land deeded to Thelma W. Clark as of record in Deed Book 7436, Page 310, R.O.D.C., TN, thence, leaving said westerly margin with a line common Clark, North 84 deg. 23' West, 959.93 feet to an iron pin found, said iron pin being the southeasterly corner of a tract of land deeded to Thelma W. Clark as of record in Deed Book 5535, Page 586, R.O.D.C., TN, thence with a line common to Clark, North 00 deg. 08' East, 277.71 feet to an iron pin set, a common corner to Tract 3; thence, with a line common to Tract 3, South 78 deg. 49' East, 995.83 feet to the point of beginning and containing 5.09 acres, more or less.

BEING the same property conveyed to Steven W. Abernathy and wife, Melissa J. Abernathy by deed from Herman Burke and Tammy Burke, of record in Instrument 20001120-0114404, dated November 17, 2000, Register's Office for said County. The said Melissa J. Abernathy died June 4, 2010.

and

Being a tract or parcel of land lying in the 32nd Councilmanic District of Davidson County, TEnnessee, and being more particnuarly described according to the legal description prepared by Anderson, Delk, Epps, & Associates, Inc., as follows:

Beginning at a point on the westerly marign of Pettus Road, said point being the most northeasterly corner of the afore-said said Clark Property and the most southeasterly corner of the Steven W. Abernathy Property of record in Instrument 20001120-114404, Register's Office Davidson County, Tennessee; Thence with the common line of said Clark and Abernathy Properties, North 84 degrees 22 minutes 18 seconds West a distance of 400.00 feet to a point; thence with a new line, severing said Clark Property, the following two calls: South 05 degrees 10 minutes 14 seconds West a distance of 150.00 feet to a point; thence South 84 degrees 22 minutes 18 seconds East a distance of 400.00 feet to a point on the westerly margin of Pettus Road; thence with said margin of Petty Road, North 05 degrees 10 minutes 14 seconds East a distance of 150.00 feet to the point of beginning, containing 1.377 acres or 60,000 square feet more or less.

BEING the same property conveyed to Steve W. Abernathy and wife, Melissa J. Abernathy by deed from SAF Properties, of record in Instrument 20050209-0015272, dated February 8, 2005, Register's Office for said County. The said Melissa J. Abernathy died June 4, 2010.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5929 Pettus Road, Antioch, TN 37013

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 30th day of January, 2015.

Steven W. Abernathy

Steven W. Abernathy

Julie Abernathy

Julie Abernathy

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 2015.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven W. Abernathy, 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 and official seal at Nashville, Tennessee, this 30th day of January, 2015.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018