Pick Up

RECORDING INFORMATION

BK: 6384 PG: 527-530
15006450

4 PGS:AL-DEED	
372263	
02/25/2015 - 01:30 PM	
BATCH	372263
MORTGAGE TAX	0.00
TRANSFER TAX	1480.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1503.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011890

MAP - PARCEL NO: 177-001.00, 177-045.00 (Davidson County); 23-68.01, 23-68.03 (Williamson County)

Send Tax Statements To:
Donald K Lawrence
1845 Old Natchez Trace
Franklin, TN 37069

Name/Address New Owner:
Donald K Lawrence
1845 Old natchez Trace
Franklin, TN 37069

Name of Mortgagee:
n/a

BILL GARRETT, Davidson County
Trans:T20150014592 DEEDWARR
Recvd: 02/27/15 14:36 4 pgs
Fees:22.00 Taxes:0.00
20150227-0017268

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ANNE K. MCGEE TYOAN and PAUL ABDULQADER TYOAN A/K/A PAUL ABDEL-QADER TYOAN, wife and husband, and DONNA HAMMONDS HAYES F/K/A DONNA JUDITH HAMMONDS, a married woman,** have bargained and sold and by these presents do transfer and convey unto **DONALD K. LAWRENCE and KATHRYN M. LAWRENCE, husband and wife,** their heirs and assigns forever, the following described property, to wit:

Being a tract of land as shown on property map 177, assessor's office and lying within the 1st Civil District of Williamson County, and 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Bounded in general by Old Harding Road and Samuel Dewitt McGee on the East; William L. Vick; Carl A Kent; Don M. Bowlin, Jr.; Boyd D. Stearns; Marshall G. Neely, III and Emory L. Linton on the South; Emory L. Linton on the West; Alan A. Costa; Nancy Nichols Schwartz; Esmaeil W. Sharif Mohammadpour; John P. Chaffin and Tyoan/Hammond's 15.82 Tract on the North, more particularly described as follows:

Beginning at an iron pin set on the North West side of Old Harding Road in Davidson County, Tennessee, the South East corner of William L. Vick (Ref. instrument #20120413-0031740 R.O.D.C. Property Map 177 parcel 9) thence with Vick's East and North lines N 26°25'41" W passing a witness iron pin set at 913.49' in all 983.49' to a point in the center of South Harpeth River; thence running up the center of South Harpeth River with the North lines of William L. Vick; Carl A. Kent (Ref. Deed Book 7474, page 252, R.O.D.C.); Don M. Bowlin, Jr. (Ref. Deed Book 10822, page 375, R.O.D.C), Boyd D. Stearns (Ref. Deed Book 6235, page 144 R.O.D.C.) for the following 3 calls to points; S 66° 58' 08" W 223.76'; S 56° 31' 02" W 386.26'; S 51° 45' 55" W 311.16' to the North East corner of Marshall G. Neely III (Ref. Deed Book 9737, page 69, R.O.D.C.) thence with Neely's North line continuing with the center of South Harpeth River S 54° 52' 04" W passing the Williamson County line at approximately 300' in all 975.24' to a point in the North line of Emory L. Linton (Ref. Deed Book 51, page 182, R.O.W.C.); thence leaving the river with Linton's North and East lines N 86° 06' 54" W passing a witness iron pin set at 270.46' in all 1752.71' to an existing iron pin labeled "Chapdelaine"; thence N 03° 49' 24" E 1599.94' to an existing iron pin, the South West corner of Alan A. Costa (Ref. Plat Book 58, page 21, R.O.W.C.) thence leaving Linton and with Costa's South line S 84° 16' 44" E 244.48' to an existing iron pin, the South West corner of a second Costa tract (Ref. Plat Book 43, page 134, R.O.W.C.); thence S 86° 14' 41" E 327.80' to an existing iron pin, a South Westerly corner of the aforementioned Plat Book 58, page 21, R.O.W.C.; thence S 86° 11' 31" E, 403.11' to an existing iron pin at an iron stake, the South West corner of the Nancy Nichols Schwartz Revocable Trust (Ref. Deed Book 4122, page 904, R.O.W.C.); thence leaving Costa and with Schwartz's South line S 86° 11' 25" E 818.91' to an existing iron pin; thence S 86° 04' 51" E crossing the Davidson County line at approximately 160' in all 352.74' to an existing iron pin, the South West corner of Ismaeil M. Sharif Mohammadpour (Ref. Deed Book 11076, page 770, R.O.D.C.); thence S 87° 49' 56" E 178.51' to an existing iron pin, the South West corner of John P. Chaffin (Ref. Deed Book 9454, page 63, R.O.D.C.); thence with

Chaffin's South and East lines S 86° 31' 40" E 175.69' to a red paint planted stone, the South West corner of a Tyoan/Hammond 15.82 Tract to Samuel D. Dewitt; thence with a new line and said 15.82 acres South line S 73° 10' 37" E crossing the South Harpeth River at 1060' in all 1147.24' to an existing witness iron pin on the south side of South Harpeth River and being in the West line of Samuel Dewitt McGee (Ref. Instrument #20080829-88919, R.O.D.C.); thence with McGee's West line S 28° 42' 02" E passing a witness iron pin at 696.74' in all 723.38' to a point in the center of Old Harding Road; thence leaving McGee and with the center of Old Harding Road with a curve to the left having the following characteristics; Delta = 09° 13' 15"; Radius = 709.79'; Arc = 114.23'; Tangent = 57.24'; Chord = S 36°06' 21" W 114.11' to a point; thence S 31° 29' 43" W 399.50' to a point; thence N 26° 25' 41" W 29.50' to the point of beginning, containing 106.03 acres according to a survey by Randolph L. Chapdelaine RLS # 1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated March 30, 2014.

Being a portion of the same property conveyed to Anne K. McGee Tyoan and Paul Abdulqader Tyoan, husband and wife, by Quitclaim Deed from Anne K McGee Tyoan and Donna Hammonds Hayes f/k/a Donna Judith Hammonds, of record Instrument No. 20141229-0118426, Register's Office for Davidson County, Tennessee, and in Book 6350, page 375, Register's Office for Williamson County, Tennessee. Also being a portion of the same property conveyed to Donna Hammonds Hayes, by Quitclaim Deed from Ann K. McGee Tyoan and Donna Hammonds Hayes f/k/a Donna Judith Hammonds, of record in Instrument No. 20141229-0118427, Register's Office for Davidson County, Tennessee, and in Book 6350, page 371, Register's Office for Williamson County, Tennessee.

THE PROPERTY CONVEYED HEREIN IS NOT THE PLACE OF RESIDENCE OF THE SPOUSE OF DONNA HAMMONDS HAYES.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2015 Williamson County and Davidson County property taxes are a lien, but are not yet due and payable.

2. Agreement for Dedication of Public Utilities Easement of record in Book 9740, page 923, Register's Office for Davidson County, Tennessee.

3. Right of Way Easement to the MTEMC of record in Book 4727, page 290, Register's Office for Williamson County, Tennessee.

4. Subject to rollback taxes which may be assessed against the subject property in accordance with the classification by the Williamson/davidson County Property Assessor of the property to be "agricultural", and thus subject to rollback taxes pursuant to T.C.A. 67-5-1001. Any Rollback taxes assessed against subject propety will be paid by the Grantees.

5. Underground Electric Easement in favor Samuel Dewitt McGee of record Instrument No. 20141229-0118426, and Instrument No. 20141229-0118427, Register's Office for Davidson County; and Book 6350, page 371, and Book 6350, page 375, Register's Office for said County.

6. Rights, if any, of governmental entities, the public or other riparian owners in that part of the land which lies within the bounds of the West Harpeth River.

7. Subject to all matters as shown on the unrecorded survey prepared by Randolph L. Chapdelaine R.L.S. #1444 dated March 30, 2014.

8. Subject to easement for Old Harding Road, which lies on and across the subject property.

9. Easement for the flow of waters of the Harpeth River and the rights of the public therein.

10. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the waters of the Harpeth River;

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 25 day of February, 2015.

Anne K. McGee-Tyoan by Donna Hammonds Hayes

ANNE K. MCGEE TYOAN
By: Donna Hammonds Hayes
DONNA HAMMONDS HAYES, as Attorney-in-Fact
of record in Book 6384, page 523 ROWC, TN
and in Instrument No. 20150227-0017266 RODC, TN.

Paul Abdulqader Tyoan

PAUL ABDULQADER TYOAN A/K/A PAUL ABDEL-QADER TYOAN
By: Donna Hammonds Hayes
DONNA HAMMONDS HAYES, as Attorney-in-Fact
of record in Book 6384, page 525 ROWC, TN
and in Instrument No. 20150227-0017267 RODC, TN.

Donna Hammonds Hayes

DONNA HAMMONDS HAYES, f/k/a DONNA JUDITH HAMMONDS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 25 day of February, 2015, before me personally appeared **DONNA HAMMONDS HAYES**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **ANNE K. MCGEE TYOAN and PAUL ABDULQADER TYOAN, a/k/a PAUL ABDEL-QADER TYOAN**, and who acknowledged that she executed the same as the free act and deed of **ANNE K. MCGEE TYOAN and PAUL ABDULQADER TYOAN, a/k/a PAUL ABDEL-QADER TYOAN.**

WITNESS my hand and official seal at Franklin, Tennessee, this 25 day of February, 2015.

My Commission Expires: 3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **DONNA HAMMONDS HAYES, f/k/a DONNA JUDITH HAMMONDS**, 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 seal, at office, on this 25 day of February, 2015.

My Commission Expires: 3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$400,000.00**.

Affiant

SWORN TO and subscribed before me on this 25 day of February, 2015.

Notary Public

My Commission Expires:
3-1-2015

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY