Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Heather Hagood
Affiant

Subscribed and sworn to before me, this 2ND DAY OF MARCH, 2015.

Mary Joe Hartz
Notary Public

MY COMMISSION EXPIRES: 5.3.16
(AFFIX SEAL)

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC MARY JOE HARTZ

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150018965 DEEDWARR
Recvd: 03/16/15 14:55 2 pgs
Fees:13.00 Taxes:229.40

20150316-0022438

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Goodrich	SAME AS NEW OWNER (NAME)	03600000300
1600 W. Struck Ave. #159 (ADDRESS)	(ADDRESS)	
Orange, CA 92857 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Rebecca O. Gunn Fields, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert S. Goodrich, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

CERTAIN REAL PROPERTY SITUATE IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT AN IRON PIN SET IN THE EASTERLY RIGHT OF WAY OF HIGDON ROAD (50' ROW), SAID IRON PIN BEING LOCATED SOUTH 14° 13' 02" EAST, A DISTANCE OF 56.12 FEET FROM THE CENTERLINE INTERSECTION OF HIGDON ROAD AND COTTON PATCH ROAD, SAID IRON PIN BEING A POINT IN THE SOUTHERLY LINE OF THE CHARLES RUSSELL & NANCY E. MEADOWS LAND KNOWN AS INST. 20040318-0031140, SAID POINT BEING THE POINT OF BEGINNING; THENCE WITH THE SOUTHERLY LINE OF SAID MEADOWS LANDS, SOUTH 86° 30' 00" EAST, A DISTANCE OF 555.16 FEET TO AN IRON PIN SET IN THE IN AN OLD FENCE LINE IN THE SOUTHERLY MARGIN OF A GRAVEL ROAD SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE ALLEN W. LADD LANDS KNOWN AS INST 20000802-0076430; THENCE WITH THE SOUTHERLY LINE OF SAID LADD LANDS, SOUTH 87° 01' 01" EAST, A DISTANCE OF 223.53 FEET TO A POINT IN THE CENTERLINE OF SAID GRAVEL ROAD BEING A POINT IN THE SOUTHERLY LINE OF SAID LADD LANDS AND A POINT IN THE WESTERLY LINE OF THE FRANKLIN EDISON LANDS KNOWN AS DB 5869, PAGE 87; THENCE WITH THE WESTERLY LINE OF SAID EDISON AND THE CENTERLINE OF A GRAVEL ROAD, SOUTH 44° 12' 31" EAST A DISTANCE OF 195.70 FEET TO AN IRON PIN SET IN THE CENTERLINE OF THE GRAVEL DRIVE AND BEING THE NORTHWESTERLY CORNER OF THE DUDLEY FRANKLIN EDWARDS LANDS KNOWN AS DB 4083, PAGE 277, SAID IRON PIN SET ALSO BEING THE NORTHWESTERLY CORNER TO THE VIRGINIA TEAM LANDS KNOWN AS DB 6194, PAGE 60; THENCE WITH THE WESTERLY LINE OF SAID TEAM BY FOUR CALLS AS FOLLOWS: SOUTH 42° 25' 00" EAST, A DISTANCE OF 117.00 FEET TO AN IRON PIN FOUND; THENCE SOUTH 07° 47' 45" EAST, A DISTANCE OF 714.50 FEET TO AN IRON PIN SET; THENCE SOUTH 72° 57' 09" WEST, A DISTANCE OF 295.35 FEET TO AN IRON PIN FOUND; THENCE SOUTH 24° 19' 27" EAST, A DISTANCE OF 380.11 FEET TO AN IRON PIN FOUNDS IN THE NORTHWESTERLY CORNER OF THE GAYLE B. BERNARD LANDS KNOWN AS INST. 20040624-0075886; THENCE WITH THE WESTERLY LINE OF SAID BERNARD LANDS SOUTH 24° 45' 03" A DISTANCE OF 569.72 FEET TO AN IRON PIN FOUND IN THE NORTHERLY LINE OF THE FRED LABOUR LANDS KNOWN AS DB 8971, PAGE 417; THENCE WITH THE NORTHERLY LINE OF SAID LABOUR LANDS NORTH 83° 26' 45" WEST, A DISTANCE OF 371.41 FEET TO AN IRON PIN SET IN THE EASTERLY RIGHT OF WAY OF HIGDON ROAD; THENCE WITH THE EASTERLY RIGHT OF WAY OF HIGDON ROAD BY TEN CALLS AS FOLLOWS: NORTH 14° 11' 15" WEST, A DISTANCE OF 96.34 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1830.84 FEET A CENTRAL ANGEL OF 07° 20' 19", AND A CHORD OF 234.34 FEET BEARING NORTH 19° 36' 38" WEST; THENCE NORTH ALONG SAID CURVE, A DISTANCE OF 234.50 FEET; THENCE NORTH 24° 03' 17" WEST, A DISTANCE OF 291.29 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 469.93 FEET A CENTRAL ANGLE OF 1 1 ° 55' 53" AND A CHORD OF 97.68 FEET BEARING NORTH 30° 52' 12" WEST; THENCE

WARRANTY DEED
(Continued)

NORTHWEST ALONG SAID CURVE, A DISTANCE OF 97.86 FEET; THENCE NORTH 40° 58' 32" WEST, A DISTANCE OF 295.98 FEET; THENCE NORTH 42° 28' 44" WEST, A DISTANCE OF 369.31 FEET, TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 386.30 FEET, A CENTRAL ANGLE OF 28° 17' 04", AND A CHORD OF 286.50 FEET BEARING NORTH 28° 37' 21" WEST; THENCE NORTHWEST ALONG SAID CURVE, A DISTANCE OF 289.43 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 679.80 FEET A CENTRAL ANGEL OF 18° 55' 14" AND A CHORD OF 223.47 FEET BEARING NORTH 07° 16' 19" WEST; THENCE NORTH ALONG SAID CURVE A DISTANCE OF 224.49 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 1290.87 FEET, A CENTRAL ANGLE OF 07° 46' 16", AND A CHORD OF 174.95 FEET BEARING NORTH 09° 29' 58" EAST; THENCE NORTH ALONG SAID CURVE, A DISTANCE OF 175.08 FEET; THENCE NORTH 12° 14' 18" EAST, A DISTANCE OF 84.40 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINING WITHIN SAID BOUNDS 28.0422 ACRES, MORE OR LESS, AS PER SURVEY OF ROBERT CRABTREE, LICENSED SURVEYOR #2312, DATED FEBRUARY 28, 2007.

BEING PART OF THE SAME PROPERTY CONVEYED TO JOSEPH A. GUNN AND WIFE, REBECCA O. GUNN BY DEED FROM LEWIS GRIFFIN AND ALMA A. WHEELER AND BETTY SUE MORGAN AND THELMA GRIFFIN OF RECORD IN INSTRUMENT NO. 20071212-0143220, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JOSEPH A. GUNN HAVING SINCE DECEASED, LEAVING REBECCA O. GUNN HIS SOLE SURVIVING SPOUSE. THE SAID REBECCA O. GUNN HAVING SINCE MARRIED AND IS NOW KNOWN AS REBECCA O. GUNN FIELDS. SAID PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

GRANTORS NOT RESPONSIBLE FOR ROLLBACK TAXES.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 0 Higdon Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 2nd day of March, 2015.

Rebecca O. Gunn Fields
Rebecca O. Gunn Fields

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca O. Gunn Fields, the herein bargainor, 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, this the 2nd day of March, 2015.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
GOodlettsville, TN 37072