WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022807 DEEDWARR
Recvd: 03/30/15 10:01 2 pgs
Fees:13.00 Taxes:1443.00
20150330-0026894

DEBORAH A. RAINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Vicki Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 12/18/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nancy Aviles	Nancy Aviles	004-00-0-203.00
(NAME)	(NAME)	
5494 Drye Run Rd.	5494 Drye Run Rd.	
(ADDRESS)	(ADDRESS)	
Joelton, TN. 37080	Joelton, TN. 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **On The Go Ministries, a Tennessee Non-Profit,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nancy Aviles,** 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:

Certain tract of land in the 14th Civil District of Davidson County, Tennessee, being Tract 9 of Coopertown Farms, being described as follows, to-wit:

To find the point of beginning, start at the intersection of the northerly right-ofway (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334 Page 839 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, North 81 degrees 36 minutes 07 seconds West 296.96 feet; Thence, severing the property of Noble C. Caudill II, of record in Deed Book 8114 Page 913 in said Register's Office, with a curve in the easterly margin of a 50 foot wide easement for ingress/egress, drainage and utilities, concave to the northeast and having a radius of 25.00 feet, northwesterly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, continuing with said margin, North 8 degrees 23 minutes 53 seconds East 508.00 feet to the beginning of a curve in said margin concave to the southeast and having a radius of 840.00 feet; Thence, with said curve, northerly an arc distance of 149.65 feet through a central angle of 10 degrees 12 minutes 27 seconds to an iron pin; Thence, continuing with said curve and margin, northeasterly an arc distance of 487.13 feet through a central angle of 33 degrees 13 minutes 37 seconds to the point of tangency; Thence, with said margin, North 51 degrees 49 minutes 57 seconds East 62.18 feet to the beginning of a curve in said margin concave to the northwest and having a radius of 366.65 feet; Thence, with said curve northeasterly an arc distance of 133.17 feet through a central angle of 20 degrees 48 minutes 37 seconds to an iron pin; Thence, continuing with said curve and margin, northerly an arc distance of 571.65 feet through a central angle of 89 degrees 19 minutes 48 seconds to the point of tangency; Thence with said margin, North 58 degrees 18 minutes 28 seconds West 496.12 feet to an iron pin, The Point of Beginning; Thence, continuing with said margin, North 58 degrees 18 minutes 28 seconds West 341.58 feet to the beginning of a turn-in curve to the terminus of said margin concave to the northeast and having a radius of 50.00 feet; Thence, with said curve and margin, northwesterly an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 35 seconds to the beginning of a curve

in said margin being the terminus of said margin concave to the south and having a radius of 50.00 feet; Thence, with said curve in said margin, westerly an arc distance of 134.77 feet through a central angle of 154 degrees 26 minutes 07 seconds to an iron pin; Thence, leaving said margin and severing said Caudill property as follows: North 81 degrees 20 minutes 00 seconds West 715.09 feet to an iron pin, North 9 degrees 04 minutes 11 seconds East 223.10 feet to an iron pin in the southerly boundary line of property owned by Sandra K. Howard & Sue Ella Miller, of record in Book 7326 Page 26 in said Register's Office; Thence, with said boundary line, South 81 degrees 20 minutes 00 seconds East 1301.35 feet to an iron pin; Thence, again severing said Caudill property, South 31 degrees 41 minutes 32 seconds West 390.69 feet to the BEGINNING containing 6.93 acres.

This description is based on a field survey completed September 27, 1990 (tracts revised December 7, 1993) by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513.

Subject to Restrictions of record in Book 8211, Page 319 and Book 9259, Page 316; By-Laws in Book 8211, Page 327; HOA Charter in Book 8211, Page 333; Ingress/Egress and Utility Easements in Book 9259, Page 332, Book 9259, Page 338 and Instrument Number 20031104-0161391; and Conveyance to Metro for Water Main in Book 9207, Page 468, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5494 Drye Run 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 hands this 27th day of March, 2015.

ON THE GO MINISTRIES, A TENNESSEE NON-PROFIT

David Brandon
Vice President

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, David Brandon with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be Vice President of On The Go Ministries, a Tennessee Non-Profit and that he as such Vice President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Vice President

WITNESS my hand and seal this 27th day of March, 2015.

Notary Public Janet Adams
My Commission Expires: 1/26/16

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

File No.: 150266