15-0069

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150024869 DEEDWARR
Recvd: 04/06/15 10:55 3 pgs
Fees:18.00 Taxes:495.80

20150406-0029435

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-7-16

(AFFIX SEAL) TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

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

MY COMMISSION EXPIRES: 3-7-16

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shaun Hurley, an unmarried man	Acopia LLC (NAME)	00900000200
8196 Jackman Road (ADDRESS)	306 Northcreek Blvd. Ste 100 (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Goodlettsville TN 37072 (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 Cathy Mitchell, Wanda Boyte, James "Dennis" Sterry, and Thomas A. Sterry, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shaun Hurley, an unmarried man, 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:

THE FOLLOWING PARAGRAPHS DESCRIBE A TRACT OF LAND AND AN EASEMENT IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON, TENNESSEE, SAID TRACT BEING A PORTION OF THAT PROPERTY WHICH WAS CONVEYED TO J.C. STERRY, ET UX, BY J.A. STERRY, IN A DEED OF RECORD WHICH IS RECORDED IN DEED BOOK 2242, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, (RODCT), AND A PORTION OF SAID TRACT BEING THAT PROPERTY WHICH WAS CONVEYED TO CHARLENE STERRY, BY JUDITH C. BRINLEY, IN A DEED OF RECORD WHICH IS RECORDED IN INSTRUMENT NO. 20060823-0103584, RODCT.

BEGINNING AT AN IRON PIN (NEW), IN THE NORTHERLY MARGIN OF JACKMAN ROAD, THE SOUTHEAST CORNER OF A TRACT OF LAND WHICH BELONGS TO PHILLIP DIER, HAVING A DEED REFERENCE IN INSTRUMENT NO. 20140116-0004614, RODCT, THE SOUTHWEST CORNER OF THIS TRACT, AND CONTINUING WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO PHILLIP DIER, AS FOLLOWS:
N 04 16'59" E, 90.84 FEET TO AN IRON PIN (OLD);
THENCE, N 85 36'51" W, 10.15 FEET TO AN IRON PIN (OLD);
THENCE, N 05 15'57" W, 301.26 FEET TO AN IRON PIN (OLD);
THENCE, N 85 36'51" W, 117.20 FEET TO AN IRON PIN (NEW), IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO PHILLIP DIER;
THENCE WITH A NEW LINE, N 02 41'45" E, 82.11 FEET TO AN IRON PIN (NEW), IN THE SOUTHERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO THOMAS A. STERRY, HAVING A DEED REFERENCE IN DEED BOOK 10403, PAGE 897, RODCT;
THENCE, S 85 30'57" E, 305.46 FEET TO AN IRON PIN (OLD), A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO THOMAS A. STERRY, AND A TRACT OF LAND WHICH BELONGS TO JAMES D. STERRY, HAVING A DEED REFERENCE IN DEED BOOK 7850, PAGE 549, RODCT;
THENCE WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO JAMES D. STERRY, AS FOLLOWS:
S 00 46'59" W, 379.14 FEET TO AN IRON PIN (OLD);
THENCE, S 04 16'55" W, 44.71 FEET TO AN IRON PIN (OLD), IN THE NORTHERLY MARGIN OF JACKMAN ROAD;
THENCE, S 77 06'52" W, 155.95 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, AS SURVEYED BY STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/B/A, STEVEN E. ARTZ AND ASSOCIATES, INC., 4779 HIGHWAY 41 NORTH, SPRINGFIELD, TENNESSEE, 37172, DATED FEBRUARY 27, 2015.

THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO A PORTION OF A 20' PRIVATE ROAD EASEMENT OF RECORD IN DEED BOOK 4990, PAGE 182, RODCT, AND A MAINTENANCE AGREEMENT WHICH IS RECORDED IN DEED BOOK 5987, PAGE 924, RODCT;

WARRANTY DEED
(Continued)

THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO A 50' INGRESS, EGRESS AND UTILITY EASEMENT, WHICH IS DESCRIBED, AS FOLLOWS:

BEGINNING AT AN IRON PIN (NEW), IN THE NORTHERLY MARGIN OF JACKMAN ROAD, THE SOUTHEAST CORNER OF A TRACT OF LAND WHICH BELONGS TO PHILLIP DIER, HAVING A DEED REFERENCE IN INSTRUMENT NO. 20140116-0004614, RODCT, THE SOUTHWEST CORNER OF THIS TRACT, AND CONTINUING WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO PHILLIP DIER, AS FOLLOWS:
N 04 16'59" E, 90.84 FEET TO AN IRON PIN (OLD);
THENCE, N 85 36'51" W, 10.15 FEET TO AN IRON PIN (OLD);
THENCE, N 05 15'57" W, 301.26 FEET TO AN IRON PIN (OLD);
THENCE, N 85 36'51" W, 117.20 FEET TO AN IRON PIN (NEW), IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO PHILLIP DIER;
THENCE WITH A NEW LINE, AS FOLLOWS:
N 02 41'45" E, 50.02 FEET;
THENCE, S 85 36'51" E, 160.89 FEET;
THENCE, S 05 15'57" E, 301.26 FEET;
THENCE, S 85 36'51" E, 17.85 FEET;
THENCE, S 04 16'59" W, 125.31 FEET TO A POINT IN THE NORTHERLY MARGIN OF JACKMAN ROA
THENCE, S 77 06'52" W, 52.33 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.65 ACRES, AS SURVEYED BY STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/B/A, STEVEN E. ARTZ AND ASSOCIATES, INC., 4779 HIGHWAY 41 NORTH, SPRINGFIELD, TENNESSEE, 37172, DATED FEBRUARY 27, 2015.

THE ABOVE DESCRIBED TRACT OF LAND AND EASEMENT MAY BE FOUND ON TAX MAP 9, PARCEL'S 2 AND 221, IN THE TAX ASSESSOR'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO J. C. STERRY AND WIFE, CHARLENE STERRY BY DEED FROM J. A. STERRY OF RECORD IN BOOK 2242, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. J. C. STERRY HAVING PREDECEASED CHARLENE STERRY. CHARLENE STERRY A/K/A CHARLENE CRIPPS STERRY HAVING SINCE DIED TESTATE AND BY ARTICLE 3 OF THE LAST WILL AND TESTAMENT OF CHARLENE CRIPPS STERRY PROPERTY WAS DEVISED TO HER SURVIVING CHILDREN. CATHY MITCHELL, WANDA BOYTE, JAMES "DENNIS" STERRY, AND THOMAS A. STERRY ARE ALL OF THE CHILDREN OF CHARLENE STERRY, PER VERIFIED PETITION IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE 14P-65, AND ALL SURVIVED HER.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 8196 Jackman 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 27th day of March, 2015.

WARRANTY DEED
(Continued)

Cathy Mitchell

Wanda Boyte

James Dennis Sterry

Thomas A. Sterry

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cathy Mitchell, Wanda Boyte, James "Dennis" Sterry, and Thomas A. Sterry, the herein 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, this the 27th day of March, 2015.

Notary Public

DANIEL D. SCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/2/2018

(SEAL)

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