BILL GARRETT, Davidson County
Trans:T20150030732 DEEDWARR
Recvd: 04/23/15 09:54 3 pgs
Fees:17.00 Taxes:0.00

20150423-0036322

Connie Stroud, Register
Robertson County Tennessee
Rec #: 242597 Instrument #: 286868
Rec'd: 15.00 Recorded
State: 222.00 4/8/2015 at 9:25 AM
Clerk: 1.00 in Record Book
Other: 2.00 1614
Total: 240.00 Pgs 788-790

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-18-18

(AFFIX SEAL)

MOLLIE SLAYBAUGH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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
Paradise Properties, LLC	Paradise Properties, LLC (NAME)	141-92.00 & 141-93.00
P O Box 426 (ADDRESS)	P O Box 426 (ADDRESS)	01000009100 & 01000009000
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (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 Dawn W. Umphenhour, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Paradise Properties, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON/ROBERTSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1

BEGINNING AT AN IRON PIN (OLD) IN THE NORTH MARGIN OF A 30 FOOT EASEMENT FOR INGRESS AND EGRESS AND IN THE WEST PROPERTY LINE OF SHIRLEY REASONER, AS APPEARS IN DEED BOOK 288, PAGE 693 RORCT ("REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE AND THE MOST SOUTHWEST CORNER OF PROPERTY OF ROBERT F. MABRY, AS IT APPEARS IN DEED BOOK 354, PAGE 587 RORCT AND CONTINUING AS FOLLOWS; WITH THE WEST LINE OF REASONER AND ALONG AN EXISTING FENCE S 19 DEG. 14 MIN. 21 SEC. W 69.15 FEET TO AN IRON PIN (OLD), THENCE S 11 DEG. 44 MIN. 05 SEC. W 820.46 FEET TO A POINT IN THE CENTER OF SYCAMORE CREEK, THENCE ALONG THE CENTER OF THE CREEK N 56 DEG. 35 MIN. 10 SEC. W 259.45 FEET TO A POINT IN THE CREEK, THENCE N 36 DEG. 35 MIN. 10 SEC. W 148.50 FEET TO A POINT IN THE CREEK, THENCE N 17 DEG. 27 MIN. 23 SEC. W 126.23 FEET TO A POINT IN THE CREEK, THENCE N 17 DEG. 19 MIN. 03 SEC. W 403.92 FEET TO A POINT IN THE CREEK, THENCE N 21 DEG. 02 MIN. 22 SEC. E 276.18 FEET TO A POINT IN THE CREEK, THENCE N 62 DEG. 12 MIN. 18 SEC. W 136.88 FEET TO A POINT IN THE CREEK, A NEW CORNER TO DAWN GROVES (NOW UMPHENOUR), THENCE ALONG A NEW LINE TO GROVES (NOW UMPHENOUR), N 27 DEG, 47 MIN. 42 SEC. E PASSING AN IRON PIN (NEW) AT 40 FEET ON THE NORTH BANK OF THE CREEK A TOTAL DISTANCE OF 350.05 FEET TO AN 18" HICKORY TREE FENCE CORNER AT THE MOST NORTHWEST CORNER OF THIS TRACT AND A CORNER TO THE PROPERTY OF MALCOMB TATE, AS APPEARS IN DEED BOOK 159, PAGE 428 RORCT, THENCE ALONG THE LINE OF TATE S 30 DEG. 42 MIN. 50 SEC. E 396.00 FEET TO AN IRON PIN (NEW), THENCE CONTINUING WITH THE LINE OF TATE AND ALONG AN EXISTING FENCE S 85 DEG. 04 MIN. 36 SEC, E 346.50 FEET TO A MARKED CORNER TREE AT THE MOST NORTHEAST CORNER OF THIS TRACT, IN THE WEST LINE OF PROPERTY OF MABRY, THENCE ALONG THE WEST LINE OF MABRY S L DEG. 49 MIN, 34 SEC. W 284.56 FEET TO THE POINT OF BEGINNING, CONTAINING 14.37 ACRES, AS PER SURVEY BY JACK L. HEAD, RLS TENN. NO. 670, WHOSE ADDRESS IS 2127 MEMORIAL BLVD. SPRINGFIELD, TENNESSEE, DATED FEBRUARY 16, 1

TOGETHER WITH ALL TITLE, RIGHTS AND INTERESTS IN AN INGRESS AND EGRESS EASEMENT DESCRIBED IN DEED BOOK 288, PAGE 693 RORCT AND SUBJECT TO AN INGRESS AND EGRESS EASEMENT ALONG THIS PROPERTY MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE BEGINNING POINT OF THIS TRACT 1 AND CONTINUING ALONG THE EAST LINE OF THIS PROPERTY S 19 DEG. 14 MIN. 21 SEC. W 32.68 FEET TO A POINT, THENCE WITH A NEW LINE TO UMPHENOUR ALONG THE SOUTH SIDE OF THE EASEMENT N 46 DEG. 56 MIN. 14 SEC. W 477.34 FEET TO A POINT, THENCE N 28 DEG. 50 MIN. 00 SEC. W 400.28 FEET TO A POINT IN THE BOUNDARY BETWEEN THIS TRACT L AND HEREAFTER DESCRIBED TRACT 2, THENCE CONTINUING ALONG THE SOUTH SIDE OF THE EASEMENT N 28 DEG. 50 MIN. 00 SEC. W 483.59 FEET TO A POINT IN A LINE BETWEEN THE HEREAFTER DESCRIBED TRACT 2 AND THE TRACT ADJOINING THERETO, DESCRIBED ON THE SAID SURVEY AS TRACT 3, THENCE

WARRANTY DEED
(Continued)

ALONG THE SAME LINE N 21 DEG. 02 MIN. 21 SEC. E 39.21 FEET TO A POINT ON THE NORTH SIDE OF THE EASEMENT, THENCE ALONG THE NORTH SIDE OF THE EASEMENT S 28 DEG. 50 MIN. 00 SEC. E 507.87 FEET TO A 18" HICKORY TREE TO A FENCE CORNER BETWEEN TRACT 1 AND TRACT 2, THENCE CONTINUING ALONG THE NORTH SIDE OF THE EASEMENT S 30 DEG. 42 MIN. 50 SEC. E 396.00 FEET TO AN IRON PIN (NEW) AND S 46 DEG. 56 MIN 14 SEC. L 460.10 FEET TO THE POINT OF BEGINNING.

TRACT 2

BEGINNING AT AN IRON PIPE (OLD) IN A PILE OF STONE, SAID PIPE BEING THE MOST NORTHEAST CORNER OF THIS TRACT AND THE MOST SOUTHERN NORTHWEST CORNER OF PROPERTY OF MALCOMB TATE, AS APPEARS IN DEED BOOK 159, PAGE 428, RORCT ("REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE"), THENCE ALONG THE WEST SIDE OF TATE S 5 DEG. 39 MIN. 02 SEC. W 623.48 FEET TO A 18" HICKORY TREE FENCE CORNER BETWEEN THE ABOVE TRACT 1 AND THIS TRACT 2 OF SAID SURVEY AT THE MOST SOUTHWEST CORNER TO TATE, THENCE WITH NEW LINE TO GROVES (NOW UMPHENOUR) S 27 DEG. 47 MIN. 42 SEC. W 350.05 FEET TO A POINT IN THE CENTER OF THE SYCAMORE CREEK PASSING A WITNESS IRON PIN AT 40 FEET FROM THE CENTER OF THE CREEK ON THE NORTH BANK, THENCE WITH THE CENTER OF THE CREEK N 62 DEG. 12 MIN. 18 SEC. W 349.57 FEET TO A POINT IN THE CENTER OF THE CREEK, A NEW CORNER TO GROVES (NOW UMPHENOUR), THENCE WITH A NEW LINE TO GROVES (NOW UMPHENOUR) N 21 DEG. 02 MIN. 21 SEC. E PASSING AN IRON WITNESS PIN AT 40 FEET ON THE NORTH BANK A TOTAL DISTANCE OF 861.77 FEET TO AN IRON PIN (NEW), A NEW CORNER TO GROVES (NOW UMPHENOUR) IN THE SOUTH PROPERTY LINE OF DANIEL C. ROBINSON, ET AL, AS APPEARS IN DEED BOOK 197, PAGE 229 RORCT, THENCE ALONG THE SOUTH LINE OF ROBINSON S 80 DEG. 35 MIN. 10 SEC. E 227.54 FEET TO THE POINT OF BEGINNING CONTAINING 6.87 ACRES, AS PER SURVEY BY JACK L. HEAD, RLS TENN. NO. 670, WHOSE ADDRESS IS 2127 MEMORIAL BLVD., SPRINGFIELD, TENNESSEE, DATED FEBRUARY 16, 1999.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM WILLIAM E. CARLTON, UNMARRIED, TO ROBERT L. WEST AND DAWN W. GROVES, OF RECORD AT BOOK 8872, PAGE 766, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND RECORD BOOK 879, PAGE 602, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE. THE SAID ROBERT L. WEST SUBSEQUENTLY QUITCLAIMED HIS INTEREST TO DAWN W. UMPHENOUR (FORMERLY DAWN W. GROVES) BY AN INSTRUMENT OF RECORD AT BOOK 11460, PAGE 848, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND RECORD BOOK 879, PAGE 607, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE. DAWN W. GROVES AND DAWN W. UMPHENOUR ARE ONE AND THE SAME PERSON.

THE SAID DAWN W. GROVES AND DAWN W. UMPHENOUR BEING ONE AND THE SAME.

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

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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

unimproved (X)
This is improved ( ) property, known as 2925 & 2933 Browns Lake Road, Goodlettsville, TN 37072
(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 April, 2015.

WARRANTY DEED
(Continued)

Dawn W. Umphenhour

STATE OF Tennessee

COUNTY OF Roane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dawn W. Umphenhour, married, the herein bargainor(s), 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 1st day of April, 2015.

Notary Public

My Commission Expires: 10-19-2016

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ROANE COUNTY TENN.

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