WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150038133 DEEDWARR
Recvd: 05/18/15 08:48 2 pgs
Fees:13.00 Taxes:555.00
20150518-0045171

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2015.

_____
Notary Public

MY COMMISSION EXPIRES: 5-3-18

(AFFIX SEAL)

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bryant Waymon Freeman	New Owner	01800016600 & 01800016700
(NAME) 477 High Point Terrace	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WE, Janice L. Butler, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bryant Waymon Freeman and Elizabeth Lovell Freeman, husband and wife, 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:

TRACT 1 (TRACT 12):

Being Tract 12 of an unrecorded survey by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee.

Beginning at an iron pin (new), in the northerly margin of Brick Church Pike, said iron pin being located from an iron pin (new), in the northerly margin of Brick Church Pike, in the easterly boundary of a tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983, RODCT, N 79 deg 36' 34" E, 254.90 feet, to the point of beginning the southwest corner of this tract, and continuing with a new line, as follows: N 01 deg 11' 07" W, 1546.70 feet to iron pin (new); thence, S 68 deg 21' 58" W, 45.61 feet to an iron pin (old), a corner of said tract of land which belongs to Bob Green thence, N 78 deg 39' 26" W, passing a common corner of said tract of land which belongs to Bob Green, and a second tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983, RODCT, and continuing on in all, 246.71 feet to an iron pin (old), a corner of said second mentioned tract of land which belongs to Bob Green, in the easterly boundary of a tract of land which belongs to David R. Ferguson, having a deed reference in Instrument No. 20050727-0087527, RODCT; thence, N 06 deg 35' 29" E, 538.51 feet to an iron pin (old), a corner of said tract of land which belongs to David R. Ferguson, in the southerly boundary of a tract of land which belongs to William T. Carisle, having a deed reference in Instrument No. 20030508-0061513, RODCT; thence, N 53 deg 35' 03" E, 441.58 feet to an iron pin (new); in the southerly boundary of said tract of land which belongs to William T. Carlisle; thence with a new line, S 01 deg 11' 07" E, 2348.28 feet to an iron pin (new); in the northerly margin of Brick Church Pike; thence with the northerly margin of Brick Church Pike, as follows: with a curve to the left, having a radius of 8237.42 feet, an arc distance of 16.12 feet, and a chord bearing and distance of S 79 deg 39' 56" W, 16.12 feet; thence, S 79 deg 36" 34" W, 135.83 feet, to the point of beginning, containing 11.53 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

TRACT 2 (TRACT 13):

Being Tract 13 of an unrecorded survey by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee.

Beginning at an iron pin (new), in the northerly margin of Brick Church Pike, in the easterly boundary of a tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983 RODCT, the southwest corner of this tract, and continuing, as follows: N 06 deg 23' 08" E, 1585.37 feet to an iron pin (old), a corner of said tract of land which belongs to Bob Green; thence with a new line, as follows: N 68 deg 21' 58" E, 45.61 feet , to an iron pin (new); thence, S 01 deg 11' 07" E, 1546.70 feet to an iron pin (new), in the northerly margin of Brick Church Pike; thence, S 79 deg 36' 34" W, 254.90 feet, to the point of beginning, containing 5.20 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc.,

4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

Being part of the same property conveyed to Janice L. Butler by deed from Horace J. Drake and Rebecca F. Drake, Trustees of the Horace J. Drake and Rebecca F. Drake Caring Trust U.T.A. 9-3-91 and Horace J. Drake and Rebecca F. Drake, Trustees of record in Instrument No. 20131115-0118367, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Instrument No. 20131115-0118367, said Register's Office.

This conveyance is subject to TVA Easement of record in Instrument No. 20131115-0118367, said Register's Office.

Subject to the rights of others for ingress and egress to an unnamed Cemetery.

Grantor agrees to pay Rollback Taxes.

unimproved ☑

This is improved ☐ property, known as Tract12/13 Brick Church Pike, 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 hand this 15th day of May, 2015.

Janice L. Butler

Janice L. Butler

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 15th day of May, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Janice L. Butler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

5-3-16

Notary Public,

FRANKIE A MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON