BILL GARRETT, Davidson County
Trans:T20150043826 DEEDWARR
Recvd: 06/04/15 09:59 2 pgs
Fees:13.00 Taxes:1017.50
20150604-0052211

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 3RD DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/24/19

(AFFIX SEAL)

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
Leon J. Charland, III and Laura L. Charland, husband and wife	Leon J. Charland, III and Laura L. Charland	00800013600 & 00800015300
	(NAME)	
3728 Baxter Road	3728 Baxter Road	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(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 Alvin E. Miller, Sr., and wife, Dominique Miller, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Leon J. Charland, III and Laura L. Charland, husband and wife, 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:

PROPERTY LOCATED IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TN AND BEING DESCRIBED ACCORDING TO A SURVEY BY JEFFREY PATRICK CHANDLER, RLS #2353, 3421 COOPER NICHOLSON ROAD, PLEASANT VIEW, TN 37146, DATED 05-26-2015, FILE NUMBER 2-071, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF BAXTER ROAD BEING APPROXIMATELY 607 FEET WESTERLY FROM THE INTERSECTION OF FITZGERALD ROAD AND BAXTER ROAD AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE WITH THE CENTER OF BAXTER ROAD NORTH 84 DEGREES 49 MINUTES 15 SECONDS WEST A DISTANCE OF 181.06 FEET TO THE SOUTHEAST CORNER OF JOHN M. CARTER (BOOK 9449, PAGE 93); THENCE WITH SAID CARTER AND PASSING AN EXISTING IRON ROD ON THE NORTH MARGIN OF BAXTER ROAD AT 27.2 FEET NORTH 06 DEGREES 21 MINUTES 12 SECONDS EAST A TOTAL DISTANCE OF 298.95 FEET TO AN EXISTING IRON ROD; THENCE NORTH 10 DEGREES 01 MINUTES 11 SECONDS WEST A DISTANCE OF 463.11 FEET TO AN EXISTING IRON ROD; THENCE NORTH 06 DEGREES 44 MINUTES 06 SECONDS EAST A DISTANCE OF 2400.68 FEET TO AN EXISTING IRON ROD IN THE SOUTH LINE OF WILKERSON PROPERTIES, LTD (INSTRUMENT NUMBER 200912080112221);
THENCE WITH SAID WILKERSON PROPERTIES, LTD SOUTH 83 DEGREES 12 MINUTES 42 SECONDS EAST A DISTANCE OF 114.99 FEET TO AN EXISTING IRON ROD (HAVING NAD88 STATE PLANE COORDINATES OF N:739418.47; E:1704842.00); THENCE SOUTH 78 DEGREES 48 MINUTES 53 SECONDS EAST A DISTANCE OF 214.45 FEET TO AN EXISTING IRON ROD AND COMMON CORNER TO MICHAEL BAUMSTARK (BOOK 8207, PAGE 937); THENCE WITH SAID BAUMSTARK SOUTH 06 DEGREES 50 MINUTES 58 SECONDS WEST A DISTANCE OF 2711.27 FEET TO AN EXISTING IRON ROD AND COMMON CORNER TO ALVIN E. MILLER'S TWO TRACTS (INSTRUMENT NUMBER 200701220008344, AND INSTRUMENT NUMBER 200601170006361); THENCE SOUTH 07 DEGREES 41 MINUTES 53 SECONDS WEST PASSING AN EXISTING IRON ROD ON THE NORTH MARGIN OF BAXTER ROAD AT 385.11 FEET (HAVING NAD88 STATE PLANE COORDINATES OF N:736303.30; E:1704677.49) AND CONTINUING A TOTAL DISTANCE OF 410.21 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 950328 SQUARE FEET, 21.8 ACRES

BEING THE SAME PROPERTY CONVEYED TO ALVIN E. MILLER, SR., UNMARRIED, BY DEED FROM WILLIAM A. CARROLL AND WIFE, PATRICIA DURHAM CARROLL, OF RECORD IN INSTRUMENT NUMBER 20060117-0006361 AND 20071022-008344, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DOMINIQUE MILLER JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

WARRANTY DEED
(Continued)

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.

THE GRANTEES ARE RESPONSIBLE FOR ANY ROLL BACK TAXES.

unimproved ( )
This is improved (X) property, known as 3728 Baxter 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 3rd day of June, 2015.

Alvin E. Miller, Sr.

Dominique Miller

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alvin E. Miller, Sr., and wife, Dominique Miller, 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 3rd day of June, 2015.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

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