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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150045184 DEEDWARR
Recvd: 06/09/15 10:05 2 pgs
Fees:13.00 Taxes:1465.20
20150609-0053946

BETH HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 03-20-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER IS $398,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan Lee Driskill Cynthia Y. Driskill	First Bank ISAOA, ATIMA	00400017500
(NAME)	(NAME)	
1120 Newman Road	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Franklin, TN 37067	
(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, We, **Lauri Chaudoin and husband, and Robert Chaudoin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nathan Lee Driskill and Cynthia Y. Driskill, 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:

See attached legal description A

Being the same property conveyed to Lauri Chaudoin, and husband, Robert Chaudoin by Warranty Deed dated February 17, 2006 from Ronhald E. Waller and wife, Debora L. Waller of record in Instrument No. 20060221-0020047, Register's Office for Davidson County Tennessee.

unimproved ☐

This is improved ☑ property, known as 5544 Deer 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 5th day of June, 2015.

Lauri Chaudoin _____ _____

State of Tennessee
County of Williamson

Personally appeared before me Lauri Chaudoin and Robert Chaudoin, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of June, 2015.

_____
Notary Public
My Commission Expires: _____

BETH HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 03-20-2018

File No.: 9414

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Tract No. 17 on the Plan of Coopertown Farms as attached to Declaration of Restrictive Covenants and Maintenance Agreement for Coopertown Farms of record in Book 8211, page 319, Register's Office for said County, and being more particularly described according to a field survey completed on September 27, 1990 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513 as follows:

TO find the POINT OF BEGINNING, start at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 1.0 mile along said right-of-way from its intersection with Whites Creek Pike, and being westerly 1093.06 feet along said right-of-way from an iron pin at its intersection 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 for Davidson County, Tennessee; thence leaving said right-of-way and severing the property of Noble C. Daudill, II, of record in Deed Book 8114, page 913, in said Register's Office, with the easterly margin of an easement from ingress, egress, drainage and utilities, as follows: northwesterly with a curve concave to the northeast and having a radius of 25.00 feet, an arc distance of 37.56 feet through a central angle of 86 deg. 04 min. 34 sec. to the point of tangency; thence continuing to sever said Caudill property with said margin, north 23 deg. 29 min. 36 sec. west 175.32 feet to an iron pin at the beginning of a curve in said margin concave to the east and having a radius of 2108.22 feet; thence continuing to sever said Caudill property with said curve in said margin, northwesterly an arc distance of 394.16 feet through a central angle of 10 deg. 42 min. 44 sec. to an iron pin at the point of tangency; thence continuing to sever said Caudill property with said margin, north 12 deg. 46 min. 53 sec. west 200.19 feet to the beginning of a curve in said margin concave to the east and having a radius of 1195.64 feet; thence continuing to sever said Caudill property with said margin, northerly an arc distance of 331.20 feet through a central angle of 15 deg. 52 min. 17 sec. to an iron pin at the point of tangency, THE POINT OF BEGINNING; thence continuing to sever said Caudill property with a curve in said margin concave to the southwest and having a radius of 380.89 feet; northwesterly an arc distance of 249.00 feet to an iron pin; thence leaving said margin and continuing to sever said Caudill property as follows: north 55 deg. 38 min. 04 sec. east 423.75 feet to an iron pin, south 55 deg. 40 min. 10 sec. east 649.95 feet to an iron pin, south 82 deg. 29 min. 24 sec. west 827.69 feet to the BEGINNING containing 5.17 acres. THE ABOVE described tract is benefitted by an easement for the purpose of ingress, egress, drainage and utilities across said Caudill property between said tract and Coopertown Road, said easement being more particularly described as follows:

BEGINNING at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 1.0 mile along said right-of-way from its intersection with Whites Creek Pike, and being westerly 1093.06 feet along said right-of-way from an iron pin at its intersection 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 a curve in said right-of-way concave to the southeast and having a radius of 706.13 feet, southwesterly an arc distance of 96.66 feet, through a central angle of 16 deg. 42 min. 16 sec., to an iron pin; thence leaving said right-of-way and severing the property of Noble C. Caudill, II, as follows: northerly an arc distance of 37.56 feet with a curve concave to the northwest and having a radius of 25.00 feet, through a central angle of 86 deg. 04 min. 41 sec. to an iron pin at the point of tangency; thence north 23 deg. 29 min. 36 sec. west 175.32 feet to an iron pin at the beginning of a curve concave to the east and having a radius of 2158.22 feet; thence with the curve northwesterly an arc distance of 403.51 feet, through a central angle of 10 deg. 42 min. 44 sec. to an iron pin at the point of tangency; thence north 12 deg. 46 min. 53 sec. west 200.19 feet to an iron pin at the beginning of a curve concave to the east and having a radius of 1245.64 feet; thence with said curve, northerly an arc distance of 345.05 feet, through a central angle of 15 deg. 52 min. 18 sec. to an iron pin at the beginning of a curve concave to the southwest and having a radius of 330.89 feet; thence with said curve, northwesterly an arc distance of 251.44 feet, through a central angle of 43 deg. 32 min. 21 sec., to an iron pin at the point of tangency; thence north 40 deg. 26 min. 57 sec. west 327.78 feet to an iron pin at the beginning of a curve concave to the southwest and having a radius of 313.84 feet; thence with said curve, northwesterly an arc distance of 159.65 feet; through a central angle of 29 deg. 08 min. 47 sec. to an iron pin at the point of tangency; thence north 69 deg. 35 min. 44 sec. west 132.43 feet to an iron pin at the beginning of a curve concave to the south and having a radius of 50.00 feet; thence with said curve, westerly an arc distance of 36.14 feet, through a central angle of 41 deg. 24 min. 35 sec. to an iron pin at the beginning of a cul-de-sac curve concave to the east and having a radius of 50.00 feet; thence with said curve to the right, an arc distance of 229.35 feet, through a central angle of 262 deg. 48 min. 57 sec. to an iron pin at the beginning of a curve concave to the northeast and having a radius of 50.00 feet; thence with said curve, southeasterly an arc distance of 36.14 feet, through a central angle of 41 deg. 24 min. 35 sec. to an iron pin at the point of tangency; thence south 69 deg. 35 min. 44 sec. east 132.43 feet to an iron pin at the beginning of a curve concave to the southwest and having a radius of 363.84 feet; thence with said curve, southeasterly an arc distance of 185.08 feet, through a central angle of 29 deg. 08 min. 47 sec. to an iron pin at the point of tangency; thence south 40 deg. 26 min. 57 sec. east 327.78 feet to an iron pin at the beginning of a curve concave to the southwest and having a radius of 380.89 feet; thence with said curve, southerly an arc distance of 289.44 feet, through a central angle of 43 deg. 32 min. 22 sec., to an iron pin at the beginning of a curve concave to the east and having a radius of 1195.64 feet; thence with said curve, southerly an arc distance of 331.20 feet, through a central angle of 15 deg. 52 min. 17 sec., to an iron pin at the point of tangency; thence south 12 deg. 46 min. 53 sec. east 200.19 feet to an iron pin at the beginning of a curve concave to the northeast and having a radius of 2108.22 feet; thence with said curve, southeasterly an arc distance of 394.16 feet, through a central angle of 10 deg. 42 min. 44 sec., to an iron pin at the point of tangency; thence south 23 deg. 29 min. 36 sec. east 175.32 feet to an iron pin at the beginning of a curve concave to the northeast and having a radius of 25.00 feet; thence with said curve southeasterly an arc distance of 37.56 feet through a central angle of 86 deg. 04 min. 34 sec., to the BEGINNING containing 2.76 acres. SOURCE OF DESCRIPTION: THIS DESCRIPTION IS BASED ON A FIELD SURVEY COMPLETED ON SEPTEMBER 27, 1990, BY JOE M. CUMMINGS, TENNESSEE REGISTERED LAND SURVEYOR NO. 1513, CUMMINGS ASSOCIATES LAND SURVEYORS, 1204 ELMWOOD AVENUE, NASHVILLE, TENNESSEE, 37212.