BILL GARRETT, Davidson County
Trans:T20150045319 DEEDWARR
Recvd: 06/09/15 12:28 2 pgs
Fees:13.00 Taxes:1452.25

20150609-0054132

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,500.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Jonathan Pardi, unmarried	SunTrust Mortgage, Inc. (NAME)	01600008800
5468 Lickton Pike (ADDRESS)	901 Semmes Avenue (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (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 Michele L. Coon, a single woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jonathan Pardi, unmarried, 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:

A CERTAIN PARCEL OF REAL PROPERTY ON LICKTON PIKE IN THE 10TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING FURTHER DESCRIBED ACCORDING TO A SURVEY BY WALKER DAVIDSON & ASSOCIATES AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE NORTHWESTERN RIGHT OF WAY OF LICKTON PIKE, SAID IRON ROD BEING THE SOUTHWESTERN CORNER OF THE PROPERTY BELONGING TO ROBERT E. ALESSIO, ET UX OF RECORD IN BOOK 6004, PAGE 731, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE WITH THE RIGHT OF WAY OF LICKTON PIKE, SOUTH 43 DEG. 07' 09" WEST, A DISTANCE OF 60.58 FEET TO AN IRON ROD AT THE SOUTHEASTERN CORNER OF THE PROPERTY BELONGING TO JAMES R. HICKMAN, ET UX AS OF RECORD IN BOOK 5333, PAGE 679, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH HICKMAN'S LINE, NORTH 38 DEG. 55' 50" WEST A DISTANCE OF 826.98 FEET TO AN IRON ROD AT THE NORTHEASTERN CORNER OF THE PROPERTY CONVEYED TO DENISE KINCAID AS OF RECORD IN BOOK 8239, PAGE 934, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH KINCAID'S NORTHERN LINE, SOUTH 57 DEG. 02' 26" WEST A DISTANCE OF 94.52 FEET TO A POINT IN THE COMMON LINE WITH CHARLES R. SMITH AND WIFE, NANCY SMITH, AS OF RECORD IN INSTRUMENT NO. 19991220304859, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE WITH SMITH'S EASTERN LINE WITH THE FOLLOWING CALLS, NORTH 38 DEG. 16' 31" WEST, A DISTANCE OF 31.66 FEET TO A POINT; THENCE NORTH 37 DEG. 09' 13" WEST A DISTANCE OF 311.90 FEET TO A POINT; THENCE NORTH 31 DEG. 32' 34" WEST A DISTANCE OF 69.86 FEET TO A POINT; THENCE NORTH 12 DEG. 49' 16" WEST, A DISTANCE OF 156.66 FEET TO A POINT; THENCE NORTH 05 DEG. 14' 39" WEST, A DISTANCE OF 47.83 FEET TO A POINT; THENCE NORTH 44 DEG. 48' 59" WEST, A DISTANCE OF 45.61 FEET TO A POINT; THENCE NORTH 25 DEG.12' 04" WEST, A DISTANCE OF 612.45 FEET TO AN IRON ROD IN THE COMMON LINE WITH LOT 8 ON THE PLAT OF RESUBDIVISION OF LOT 8 SADDLEBACK FARMS, AS OF RECORD IN BOOK 9700, PAGE 588, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUTHERN LINE WITH LOT 8, SOUTH 63 DEG. 39' 54" EAST, A DISTANCE OF 280.09 FEET TO AN IRON ROD IN THE COMMON LINE WITH LOT 7 ON THE PLAT OF SADDLEBACK FARMS AS OF RECORD IN BOOK 9700, PAGE 332, REGISTERS' OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE COMMON LINE WITH LOT 7, SOUTH 20 DEG. 35' 32" EAST, A DISTANCE OF 42.85 FEET TO AN IRON ROD; THENCE CONTINUING WITH LOT 7, NORTH 61 DEG. 01' 29" EAST, A DISTANCE OF 374.24 FEET TO A POINT; THENCE WITH A NEW LINE, SOUTH 24 DEG. 34' 17" EAST, A DISTANCE OF 1076.74 FEET TO A POINT IN THE AFORESAID ALLESSIO PROPERTY; THENCE WITH ALESSIO'S LINE, SOUTH 61 DEG. 48' 09" EAST, A DISTANCE OF 211.50 FEET TO AN IRON ROD; THENCE NORTH 33 DEG. 09' 04" WEST, A DISTANCE OF 97.41 FEET TO AN IRON ROD; THENCE SOUTH 60 DEG. 08' 00" WEST, A DISTANCE OF 109.78 FEET TO AN IRON ROD; THENCE SOUTH 38 DEG. 55' 50" EAST A DISTANCE OF 812.74 FEET TO THE POINT OF BEGINNING, CONTAINING 626872.47 SQUARE FEET OR 14.391 ACRES, MORE OR LESS.

WARRANTY DEED
(Continued)

BEING THE SAME PROPERTY CONVEYED TO MICHELE L. COON, A SINGLE WOMAN, BY WARRANTY DEED FROM FRANK DAVIS ENTERPRISES, INC., A TENNESSEE CORPORATION OF RECORD IN INSTRUMENT NO. 20010417-00371335, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 12, 2001 AND RECORDED ON APRIL 17, 2001.
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 5468 Lickton 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/our hand(s) this 4th day of June, 2015.

Michele L. Coon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELE L. COON, unmarried, the herein bargainor, 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 4th day of June, 2015.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave., South
Nashville, TN 37212