RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20150051349 DEEDWARR
Recvd: 06/26/15 09:37 5 pgs
Fees:28.00 Taxes:194.25
20150626-0061551

STATE OF TENNESSEE
COUNTY OF HAMILTON

The actual consideration or value, whichever is greater, for this transfer is 52,500.00

Robert D. Thomas
Affiant

Subscribed and sworn to before me, this 18th day of June, 2015.

Notary Public

My commission expires: 9-6-17

SAM A. KLABURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HAMILTON

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Ashker **Claudia Ashker**	**John Ashker** **Claudia Ashker**	**01800016100**
0 Brick Church Pike	**31321 The Old Road, Unit G**	
Goodlettsville, TN 37072	**Castaic, CA 91384**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert D. Thomas and wife, Robin D. Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Ashker and wife, Claudia Ashker

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:

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Beginning at an iron rod in the west right of way of Brick Church Pike, also being the northeast corner of the Dickens property as described by Instrument No. 20030513-0064474;

Thence, South 15° 28' 32" West, a distance of 306.34 feet to the true point of beginning for the property described hereon, which is also the southeast corner of the Dickens property as described by Instrument No. 20030513-00064474;

Thence, North 89° 48' 57" West, a distance of 162.11 feet to an iron rod;

Thence, South 30° 18' 26" West, a distance of 382.83 feet to an iron rod, also being the southwest corner of the Dickens property as described by Instrument No. 200305 13-0064474, and the northeast corner of Tract 1;

Thence, with Tract 1 South 12' 29' 42" West, a distance of 470.08 feet to an iron rod;

Thence, with Tract 1 South 45' 45' 20" West, a distance of 22.63 feet to an iron rod;

Thence, with Tract 4 North 62° 08' 45" East, a distance of 56.94 feet to an iron rod;

Thence, with Tract 4 North 50° 59' 21" East, a distance of 128.63 feet to an iron rod;

Thence, with Tract 4 North 45° 44' 55" East, a distance of 86.81 feet to an iron rod;

Thence, with Tract 4 North 39° 54' 02" East, a distance of 48.11 feet to an iron rod;

Thence, with Tract 4 South 58° 00' 36" East, a distance of 250.30 feet to an iron rod;

Thence, North 35° 33' 48" East, a distance of 219.34 feet to an iron rod;

Thence, North 32° 54' 26" East, a distance of 90.68 feet to an iron rod, also being the southeast corner of Tract 2;

Thence, with Tract 2 North 53" 48' 29" West, a distance of 313.10 feet to an iron rod;

Thence, with Tract 2 North 09° 35' 41" East, a distance of 240.61 feet to an iron rod;

Thence, with Tract 2 North 42° 42' 30" East, a distance of 76.47 feet to an iron rod;

Thence with Tract 2 North 38° 42' 51" East, a distance of 28.09 feet to the true point of being of the described property containing 5.073 acres, more or less.

Together with:

(1) Ingress/Egress Easement of record as Instrument No. 20080402-0032971, Register of Deeds, Davidson County, Tennessee; and together with and subject to:

(2) A perpetual, non-exclusive ingress/egress easement running with the land as shown on the Boundary Survey of the Marchand Property dated August 22, 2008 prepared by Delle Land Surveying, 408 Nesbitt Lane, Madison Tennessee 37115, 615-865-4242, both ingress/egress easements 1 and 2 more particularly described as follows:

20' INGRESS/EGRESS EASEMENT

Beginning at an iron rod in the west right of way of Brick Church Pike, also being the northeast corner of the Dickens property as described in Instrument No. 20030513-0064474;

Thence, South 15° 28' 32" West, a distance of 306.34 feet to a point;

Thence, South 38° 42' 51" West, a distance of 28.09 feet to a point;

Thence, South 42° 42' 30" West, a distance of 76.47 feet to a point;

Thence, South 09° 35' 41" West, a distance of 240.61 feet to a point, also being the southwest of Tract #2;

Thence, South 09° 35" 41' West, a distance of 122.97 feet to a point;

Thence, South 15° 48' 18" West, a distance of 76.51 feet to a point;

Thence, South 30° 05' 15" West, a distance of 98.42 feet to a point;

Thence, South 39° 54' 02" West, a distance of 71.45 feet to a point;

Thence, South 45° 44' 55" West, a distance of 88.75 feet to a point;

Thence, South 50° 59' 21" West, a distance of 131.50 feet to a point;

Thence, South 62° 08' 45" West, a distance of 126.89 feet to a point;

Thence, South 18° 15' 35" West, a distance of 288.61 feet to a point;

Thence, North 53" 49' 48" West, a distance of 62.20 feet to a point;

Thence, North 18° 15' 35" East, a distance of 236.81 feet to a point;

Thence, North 62° 08' 45" East, a distance of 132.58 feet to a point;

Thence, North 62° 08' 45" East, a distance of 56.94 feet to a point;

Thence, North 50' 59' 21" East, a distance of 128.63 feet to a point;

Thence, North 45° 44' 55' East, a distance of 86.81 feet to a point;

Thence, North 39° 54' 02" East, a distance of 48.11 feet to a point, also being the northwest corner of Tract #4;

Thence, North 39° 54' 02" East, a distance of 20.60 feet to a point;

Thence, North 30° 05' 15" East, a distance of 94.20 feet to a point;

Thence, North 15° 48' 18" East, a distance of 72.92 feet to a point;

Thence, North 09" 35' 41" East, a distance of 368.44 feet to a point;

Thence, North 42° 42' 30" East, a distance of 81.72 feet to a point;

Thence, North 38° 42' 20" East, a distance of 23.22 feet to a point;

Thence, North 15° 28' 32" East, a distance of 302.00 feet to a point in the right of way of Brick Church Pike;

Thence, with the right of way with a curve with a delta angle of 04° 13' 37", with a radius of 271.18 feet, a chord bearing of South 75° 10' 29" East, a distance of 20.00 feet to the point of beginning.

Together with:

TRACT 3 SEPTIC AREA

Beginning at a point in the westerly right of way of Brick Church Pike, also being the northwest corner of the Barnes Property as described in Deed Book 9608, page 594;

Thence, North 43° 41' 05" West, a distance of 158.76 feet to the true point of beginning of the described septic area hereon;

Thence, North 04° 52' 04" West, a distance of 81.24 feet to a point;

Thence, South 85° 07' 56" West, a distance of 162.48 feet to a point;

Thence, South 04° 52' 04" East, a distance of 81.24 feet to a point;

Thence, North 85° 07' 56" East, a distance of 162.48 feet to the true point of beginning, containing 0.303 acres more or less.

Together with:

TRACT 3 SEPTIC EASEMENT ACROSS TRACT 2

Beginning at a point along the east property line, also being the northeast corner of Tract 3 and the southeast corner of Tract 2;

Thence, North 53° 48' 29" West, a distance of 41.82 feet to the true point of beginning of the described easement hereon;

Thence, North 01° 49' 51" East, a distance of 290.71 feet to a point;

Thence, North 04° 52' 04" West, a distance of 102.24 feet to a point;

Thence, North 85° 07' 56" East, a distance of 144.18 feet to a point;

Thence, North 04° 52' 04" West, a distance of 101.24 feet to a point;

Thence, South 85° 07' 56" West, a distance of 182.48 feet to a point;

Thence, South 04° 52' 04" East, a distance of 101.24 feet to a point;

Thence, North 85° 07' 56" East, a distance of 23.30 feet to a point;

Thence, South 04° 52' 04" East, a distance of 101.30 feet to a point;

Thence, South 01° 49' 51" West, a distance of 279.52 feet to a point;

Thence, South 53° 48' 29" East, a distance of 18.17 feet to the true point of beginning, containing 0.557 acres more or less.

Subject to:

TRACT 4 SEPTIC EASEMENT ACROSS TRACT 3

Beginning at a point along the east property line, also being the northeast corer of Tract 4 and the southeast corner of Tract 3;

Thence, North 58° 00' 36" West, a distance of 26.05 feet to the true point of beginning of the described easement;

Thence, North 58° 00' 36" East, a distance of 15.03 feet to a point;

Thence, North 35° 33' 48" East, a distance of 193.26 feet to a point;

Thence, North 32° 54' 25" East, a distance of 92.09 feet to a point;

Thence, South 53° 48' 29" East, a distance of 15.02 feet to a point;

Thence, South 32° 54' 25" West, a distance of 91.57 feet to a point;

Thence, South 35° 33' 48" West, a distance of 192.67 feet to the true point of beginning, containing 0.098 acres more or less.

Subject to:

TRACT 5 SEPTIC EASEMENT ACROSS TRACT 3

Beginning at a point along the east property line, also being the northeast corner of Tract 4 and the southeast corner of Tract 3;

Thence, North 58° 00' 36" West, a distance of 10.02 feet to the true point of beginning of the described easement;

Thence, North 58° 00' 36" East, a distance of 15.03 feet to a point;

Thence, North 35° 33' 48" East, a distance of 192.63 feet to a point;

Thence, North 32° 54' 25" East, a distance of 91.54 feet to a point;

Thence, South 53° 48' 29" East, a distance of 15.02 feet to a point;

Thence, South 32° 54' 25" West, a distance of 91.03 feet to a point;

Thence, South 35° 33' 48" West, a distance of 192.04 feet to the true point of beginning containing 0.098 acres more or less.

TEN FOOT (10') UTILITY EASEMENT: The Grantors hereby convey to the Grantee, his heirs and assigns, and reserve for the owners of Tract #2 and Tract #4, a common utility easement, 10 feet in width from the southeast lines of Tracts #2,3 and 4, from Brick Church Pike to the southeasterly corner of Tract #4.

Being the same property conveyed to Robert D. Thomas, by Warranty Deed from David A. Tinnon and William Tinnin, dated 12/20/2010 and recorded on 12/20/2010 in Instrument Number 20101220-0101102, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 0 Brick Church Pike, Goodlettsville, TN 37072.

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 in 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 18th day of June, 2015.

Robert D. Thomas

Robert D. Thomas

Robin D. Thomas

Robin D. Thomas

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, a Notary Public of said County and State, Robert D. Thomas and Robin D. Thomas, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2015.

Notary Public

My Commission Expires: 9-6-17

SAM A. KLABURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON