BILL GARRETT, Davidson County
Trans:T20150057361 DEEDWARR
Recvd: 07/15/15 10:27 2 pgs
Fees:13.00 Taxes:850.63

20150715-0068927

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 2-5-18
(AFFIX SEAL)

CARLA R. DILLARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ryan Ahearn and Holly Ahearn		4-159
(NAME)	(NAME)	
5061 Cougar Cove Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151135

For and 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 acknowledged, I/we, Dorothy E. Hale, unmarried , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Ryan Ahearn and Holly M Ahearn, 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. :

Certain real property situated in the 14th Civil District of Davidson County, Tennessee, being part of that certain 71.72 acres described in a deed from Jay Gilpen, et al., to James I. Caldwell, et al., recorded in Book 7473 at page 663 in the Register's Office for Davidson County, Tennessee, described according to a survey made by Joe M. Cummings, Registered Land Surveyor, Tennessee No. 1513, dated February 29, 1988, and described as follows, to-wit:

IN order to determine the True Point of Beginning (T.P.O.B) begin at (a) the intersection of the southerly margin of Coopertown Road (25 feet from the center thereof) and the easterly margin of a 50 foot Easement for Ingress & Egress, (b) the northwest corner of the Marie Sloan Property (D.B. 6842, P. 844) and (c) the most northwest corner of the said 71.72 acres; thence with (a) the easterly margin of the said 50 foot Easement and (b) a line between the said Marie Sloan Property and the said 71.72 acres, South 0° 44' 00" West 780.29 feet to (a) the southwest corner of the said Marie Sloan Property and (b) an interior corner of the said 71.72 acres; thence with the easterly margin of the said 50 foot Easement (a) North 89° 39' 40" West 13.24 feet, (b) South 27° 33' 00" West 543.79 feet and (c) southwestwardly along a slight curve to the right, having a radius of 308.52 feet, 108.14 feet, (b) South 66° 24' 20" West 110.59 feet and (c) southwestwardly along a curve to the left, having a radius of 176.45 feet, 60.97 feet; thence leaving the said 50 foot Easement, South 43° 23' 20" East 822.71 feet to the line between the Vernon L. Lain Property (D.B. 5098, P. 435) and the said 71.72 acres; thence with the last mentioned line, North 75° 59' 00" West 314.85 feet to a point located South 75° 59' 00" West 437.11 feet along the last mentioned line from the northeast corner of the said Vernon L. Lain Property and the southeast corner of the said 71.72 acres; thence North 43° 40' 30" West 911.04 feet to the T.P.O.B., containing 5.39 acres, more or less.

Being the same property conveyed to Dorothy E. Hale and Joyce B. Strube by deed from Donald J. Hargrove, unmarried and Susan G. Midgett, dated August 31, 1993, and filed of record in Book 9071, page 526, Register's office for Davidson County, Tennessee. The said Joyce B . Strube, unmarried, conveyed her interest in said land to Dorothy E. Hale, unmarried, by Quitclaim Deed dated August 12, 2004 and filed of record in Instrument No. 20040819-0100251, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants and Maintenance Agreement of record in Book 7622, Page 352, Register's Office for said County; and subject to a Gas Pipeline Easement of record in Book 1181, Page 462, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 5061 Cougar Cove Road, Joelton, TN 37080
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 25th day of June, 2015

Dorothy E. Hale

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dorothy E. Hale, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th of June, 2015.

Notary Public
My Commission Expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY