WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150077542 DEEDWARR
Recvd: 09/11/15 13:35 2 pgs
Fees: 13.00 Taxes: 1942.50

20150911-0092538

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2015

Notary Public:

MY COMMISSION EXPIRES: 7-1-17
(AFFIX SEAL)

DANA M. MEADOWS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert M. Cook	NEW OWNER	Parcel ID:
3235 Pugh Road		12400012000
Hermitage, TN 37076		

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 acknowledged, we

Gary K. Pickens and wife, Jennifer B. Pickens

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert M. Cook and wife, Jessica F. H. Cook

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:

BEING Tract No. 1 on an unrecorded survey prepared by William A. Cummings, Registered Land Surveyor No. 1314, of Bob Cummings Land Surveyors, dated June 20, 1994, and being part of Parcel 013 of Tax Map 124 described as follows:

Beginning at an iron pin in the northerly right of way (R/W) of Pugh Road (25 feet from the centerline). Said iron pin marking the Southwest corner of the herein described tract and being in the easterly boundary line of property owned by Anna Mathis Doyle of record in Deed Book 4415, Page 398, in the Register's Office of Davidson County, Tennessee (RODCT); thence, leaving the point of beginning with the easterly boundary line of said Doyle property as follows: North 05 degrees 44 minutes 17 seconds East 423.16 feet to an iron pin; North 01 degree 46 minutes 35 seconds East 566.71 feet to an iron pin; thence, with the southerly boundary line of property owned by Brown Taylor and wife, Sammie of record in Deed Book 8215, Page 882 (RODCT) South 85 degrees 42 minutes 00 seconds East 220.00 feet to an iron pin; thence, severing subject property South 03 degrees 14 minutes 53 seconds West 1048.02 feet to an iron pin; thence, with the northerly R/W of Pugh Road (25 feet from the centerline) as follows: with a curve concave to the north having a radius of 911.25 feet and an arc distance of 167.45 feet through a central angle of 10 degrees 31 minutes and 42 seconds to the point of tangency; North 67 degrees 17 minutes 49 seconds West 65.42 feet to the beginning.

The above described tract is subject to a 20 foot wide easement of record in Deed Book 4183, Page 885 (RODCT) as access to and from a cemetery and described by an updated survey as follows:

Beginning at an iron pin marking the southwest corner of the above described tract and following the westerly boundary of said tract as follows: North 05 degrees 44 minutes 17 seconds East 423.16 feet to an iron pin; North 01 degree 46 minutes 35 seconds East 310.72 feet; thence, leaving the westerly boundary line and severing the above described tract South 80 degrees 51 minutes 25 seconds East 214.52 feet to a point in the east boundary line of the above described tract; thence, with said boundary line South 03 degrees 14 minutes 53 seconds West 20.10 feet; thence, again severing the above described tract as follows: North 80 degrees 51 minutes 25 seconds West 174.50 feet; South 41 degrees 31 minutes 35 seconds West 30.00 feet; South 01 degree 46 minutes 17 seconds East 263.12 feet; South 05 degrees 44 minutes 17 seconds West 429.95 feet; thence, with the northerly R/W of Pugh Road (25 feet from the centerline) North 67 degrees 17 minutes 49 seconds West 20.91 feet to the beginning.

Being the same property conveyed to Gary K. Pickens and wife, Jennifer B. Pickens by Installment Deed of record in Book 9473, Page 642, said Register's Office, dated September 21, 1994.

This conveyance is subject to Restrictive Covenants of record in Book 9473, Page 642, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3235 Pugh Road, Hermitage, TN 37076

Unimproved ( )

This is Improved (X) property, known as 3235 Pugh Road, Hermitage, TN 37076

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 our hands this 31st day of August, 2015.

Gary K. Pickens

Jennifer B. Pickens

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary K. Pickens and Jennifer B. Pickens, 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 and official seal at Mount Juliet, Tennessee, this 31st day of August, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.