WARRANTY DEED BILL GARRETT, Davidson County Trans:T20150081177 DEEDWARR Recvd: 09/24/15 08:36 3 pgs Fees:18.00 Taxes:1479.63 20150924-0096892	State of Tennessee County of Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2015. Notary Public MY COMMISSION EXPIRES: 7-16-18 (AFFIX SEAL)

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aaron J. Burzynski and Meagan L. Burzynski	PennyMac Loan Services	091130376.00
(NAME)	(NAME)	
437 Newton Court	6101 Condor Dr. Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Moorpark, CA 93021	
(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, I, **Toni J. Rothfuss,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aaron J. Burzynski and Meagan L. Burzynski, 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:

Land In Davidson County, Tennessee, being Lot 9, Summit Hills Subdivision, as shown on plat of record in Plat Book 9700, Page 702 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Toni J. Rothfuss by deed dated October 11, 2013 from Jeremy B. Moore, married of record in Instrument No. 20131015-0107623, Register's Office for Davidson County, Tennessee.

GRANTOR HEREBY RESERVES AND RETAINS UNTO HERSELF AN EASEMENT FOR THE USE AND BENEFIT OF 512 AND 514 SUMMIT STREET FOR INGRESS AND EGRESS AND UTILITY PURPOSES OWNED BY GRANTOR AS FOLLOWS AND AS REFLECTED ON EXHIBIT "A" ATTACHED HERETO.

THE OWNERS OF 512 AND 514 SUMMIT STREET SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING ANY IMPROVEMENTS OF SAID EASEMENT FOR INGRESS/EGRESS PURPOSES AND UTILITIES. GENERAL MAINTENANCE OF THE EASEMENT AREA OTHER THAN THE DRIVEWAY ITSELF AND UTILITIES SHALL BE THE RESPONSIBILITY OF THE GRANTEES HEREIN.

BEING A TRACT OF LAND IN THE TWENTIETH COUNCILMANIC DISTRICT OF METROPOLITAN-NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF THE SAME PROPERTY CONVEYED TO TONI J. ROTHFUSS, AS EVIDENCED IN INSTRUMENT #20131015-0107623, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN.). SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

INGRESS/EGRESS & UTILITIES EASEMENT

BEGINNING AT A CAPPED IRON ROD NEW IN THE EAST BOUNDARY LINE OF PARCEL 124.00, BEING THE TONI J. ROTHFUSS PROPERTY, AS EVIDENCED IN INSTRUMENT NUMBER 20131017-0108324, RO.D.C. TN., SAID ROD ALSO BEING IN THE WEST BOUNDARY LINE OF PARCEL 376.00, BEING THE TONI J. ROTHFUSS PROPERTY, AS EVIDENCED IN INSTRUMENT NUMBER 20131015-0107623, R.O.D.C., TN., SAID ROD ALSO LYING NORTH 04 DEG 08 MIN 16 SEC WEST, AT A DISTANCE OF 150.16 FEET FROM A CAPPED IRON ROD OLD, STAMPED WAMBLE & ASSOC., IN A ROCK PILE, BEING THE COMMON SOUTH BOUNDARY CORNER OF THE SAID PARCELS 124.00 AND 376.00; THENCE WITH THE WEST BOUNDARY LINE OF THE SAID PARCEL 376.00, NORTH 04 DEG 08 MIN 16 SEC WEST, PASSING THROUGH A CAPPED IRON ROD OLD, RLS #2462, AT A DISTANCE OF 20.00 FEET, AND CONTINUING FOR 46.29 FEET, FOR A TOTAL DISTANCE OF

66.29 FEET TO AN IRON ROD OLD IN THE SOUTH BOUNDARY LINE OF PARCEL 375.00, THE LINDEN ENTERPRISES, LLC. PROPERTY, AS EVIDENCED IN INSTRUMENT NUMBER 20150312-0021214, R.O.D.C., TN.; THENCE WITH SAID SOUTH BOUNDARY LINE, NORTH 82 DEG 49 MIN 06 SEC EAST, AT A DISTANCE OF 19.94 FEET TO THE CAPPED IRON ROD OLD IN THE SOUTHERLY MARGIN OF NEWTON COURT; THENCE WITH SAID MARGIN, WITH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 26.69 FEET AND A CHORD BEARING OF SOUTH 22 DEG 54 MIN 35 SEC EAST, AT A CHORD DISTANCE OF 26.19 FEET TO A CAPPED IRON ROD NEW; THENCE LEAVING SAID MARGIN AND RUNNING WITH A NEW EASEMENT BOUNDARY LINE, SEVERING THE LANDS OF THE SAID PARCEL 376.00, SOUTH 47 DEG 58 MIN 41 SEC WEST, AT A DISTANCE OF 10.57 FEET TO A POINT; THENCE, SOUTH 04 DEG 08 MIN 16 SEC EAST, AT A DISTANCE OF 15.95 FEET TO A POINT; THENCE WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 29.41 FEET, AND A CHORD BEARING OF SOUTH 37 DEG 59 MIN 14 SEC WEST, AT A CHORD DISTANCE OF 26 .83 FEET TO A POINT; THENCE, SOUTH 08 DEG 06 MIN 43 SEC WEST, AT A DISTANCE OF 2.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY STEPHEN B. MURRELL, TN. R.LS. NO. 2462, OF XCEL LAND SURVEYING, ON AUGUST 20, 2015.

unimproved ☐

This is improved ☑ property, known as 437 Newton Court, Nashville, TN 37209

(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 21st ay of September, 2015.

Toni J. Rothfuss

State of Tennessee
County of Davidson

Personally appeared before me Toni J. Rothfuss, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

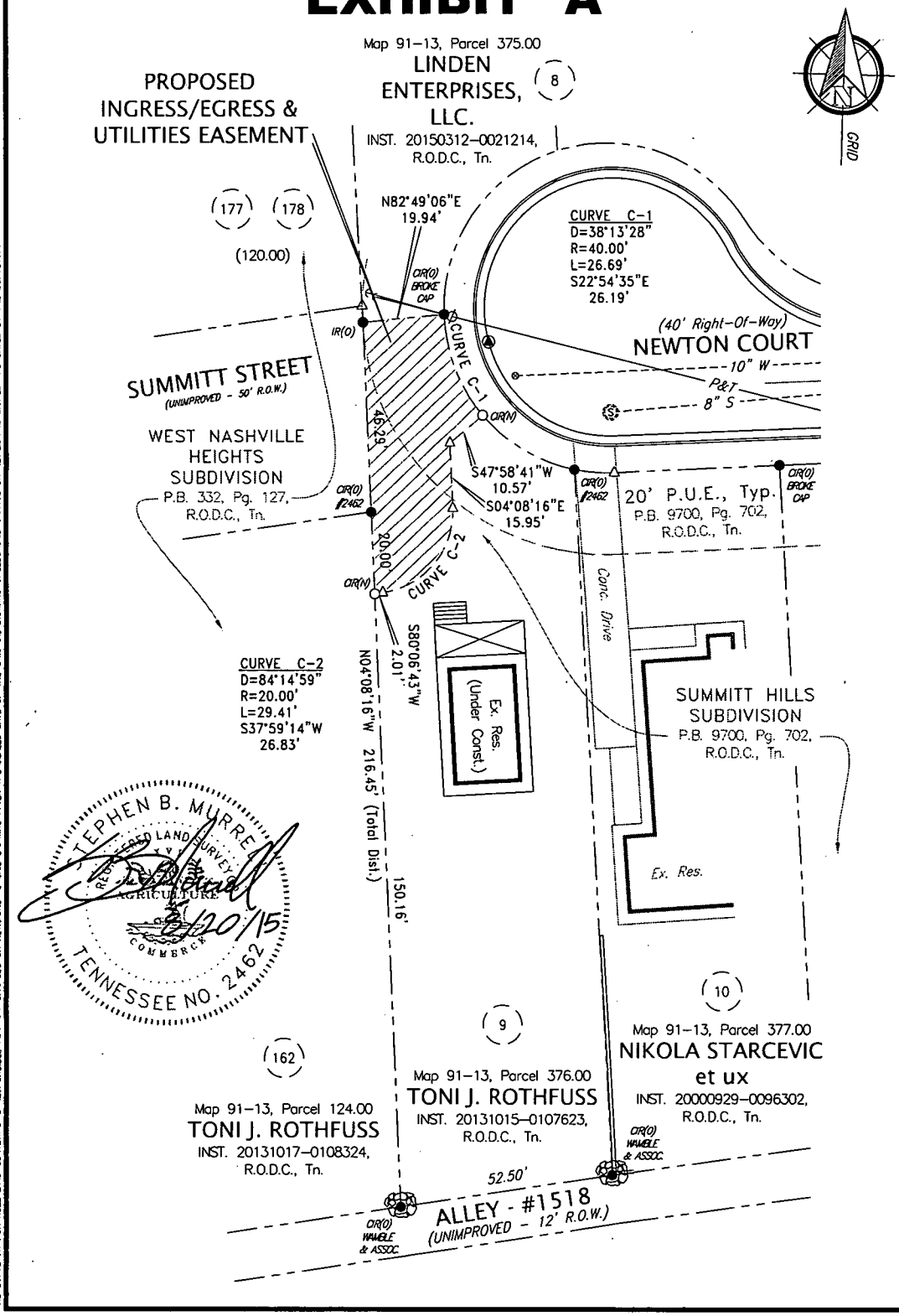
WITNESS my hand and seal this 21st day of September, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 15-Bur

EXHIBIT "A"



© COPYRIGHT 2015 ALL RIGHTS RESERVED BY XCEL LAND SURVEYING. ALL ORIGINAL DOCUMENTS AND DRAWINGS ARE THE PROPERTY OF THE LICENSED SURVEYOR AS PER TENNESSEE CODE ANNOTATED (T.C.A.) TITLE 62 CHAPTER 18. NEITHER THE SURVEYOR NOR XCEL LAND SURVEYING IS RESPONSIBLE FOR ANY CHANGES OR REVISIONS TO SAID DRAWING AFTER THE SEALED DATE ON THE ORIGINAL DRAWING UNLESS SAID CHANGE OR REVISION IS SIGNED AND DATED BY THE SURVEYOR.

Xcel land surveying

213 Church Street • Dickson, Tenn. 37055
(615)-412-XCEL(p) • (615)-823-2864(f)
www.xcelsurvey.com

LAND PLANNING & SURVEYING SERVICES

INGRESS/EGRESS & UTILITIES EASEMENT
Tax Map 91-13, Parcel 376.00
20th. Councilmanic District of Metropolitan Nashville, Davidson Co., Tn.

0' 15' 30' 45' 60'

GRAPHIC SCALE
1 INCH = 30 FEET

CHK'D BY:	R.T.R.	DRAWN BY:	S.B.M.	DATE:	08-20-2015	JOB NO.:	15-050

1 OF 1

C:\Xcel Survey\Projects\15-050 - Toni Rothfuss - HPR\Davidson\M091-13_P124_EASE.dwg