BILL GARRETT, Davidson County
Trans:T20150093204 DEEDWARR
Recvd: 11/02/15 13:58 3 pgs
Fees:18.00 Taxes:366.30
20151102-0111313

6

WARRANTY DEED

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

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
Elizabeth Reed and Scott Cavanaugh	**Elizabeth Reed and Scott Cavanaugh**	03800010100
(NAME)	(NAME)	
0 Old Hickory Blvd.	**5170 Hickory Hollow Pkwy # 825**	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	**Antioch, TN 37013**	
(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, We, **John G. Shockley, and wife and Kathey E. Shockley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Reed and Scott Cavanaugh,*** 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: **Tenants in common with right of survivorship**

Being a tract or parcel of land in the Fourteenth Civil District of Davidson County, Tennessee, said tract being tract no. 4 and tract no. 6 of the property conveyed to Albert G. Carney and wife Deloro N. Carney by deed of record in Book 2151, page 38, R.O.D.C., TN; and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Old Hickory Boulevard, said point being the northwesterly comer of Henry P. Hamblen, Jr. as of record in Book 5666, page 587, R.O.D.C., TN; and being the northeasterly comer of the herein described tract,

THENCE, leaving said right-of-way line with the westerly line of Henry P. Hamblen, Jr. S 21 degrees 18' 17" E, passing an existing iron pin at 0.47 feet and at 963.74 feet, a total distance of 1,315.30 feet to an existing iron pin located at the southwesterly comer of property conveyed to Charles R. Martin, Jr. by deed of record in Book 11148, page 303, R.O.D.C., TN;

THENCE, with the southerly line of Charles R. Martin, Jr. S 88 degrees 17' 03" E, 640.41 feet to an existing iron pin, said pin being witnessed by a 15" sassafras,

THENCE, leaving said line with the westerly line of property conveyed to John F. Stenburg and Lillie M. Stenburg by deed of record in Book 5613, page 559, R.O.D.C., TN; S 8 degrees 40' 42" E, 276.79 feet to an existing iron pin, said pin being witnessed by a 30" beech,

THENCE, continuing with Stenburg S 27 degrees 29' 21" W, passing an existing iron pin at 410.66 feet, a total distance of 577.50 feet to an iron rod,

THENCE, leaving said westerly line with the northerly line of property conveyed to Davidson County Sportsman Club, Inc. by deed of record in Book 4171, page 435, R.O.D.C., JN; N 84 degrees 42' 12" W, 590.50 feet to an iron rod,

THENCE, continuing N 61 degrees 48' 07" W, 590.50 feet to an iron rod,

THENCE, leaving said northerly line with the easterly line of property conveyed to Glenn S. Cristman and wife Candice H. Cristman by deed of record in Book 10079, page 29 I , R.O.D.C., TN; N 28 degrees 47' 36" E, 511.50 feet to an existing iron pipe,

THENCE, leaving said line with the easterly lines of property conveyed to Hubert G. Gregory, Jr. (Bk 6108, pg 394) and property conveyed to Gregory J. Lammert (Bk 8317, pg 928) N 31 degrees 04' 28" W, 677.25 feet to an old iron pipe,

THENCE, leaving said line with the northeasterly line of property conveyed to Evans Seay by deed of record in Book 5457, page 704, R.O.D.C., TN; N 47 degrees 14' 15" W, 241.30 feet to an existing iron pin, said pin being witnessed by a 24" oak,

THENCE, leaving said line with the northeasterly line of property conveyed to Max Mendelsohn and wife, Lisa Mendelsohn by deed of record in Book 9041, page 745, R.O.D.C., TN; N 52 degrees 53' 45" W, 267.46 feet to an existing iron pin,

THENCE, continuing with the northerly line of Mendelsohn S 87 degrees 26' 55" W 236.83 feet along a staked line to an existing iron pin located in the Old Stenburg Road,

THENCE, leaving said northerly line with the easterly line of property conveyed to Donald W. Wilkes arid wife, Nancy G. Wilkes by deed of record in Book 5137, page 160, R.O.D.C., TN; N 62 degrees 58ı 10" W, 50.05 feet to an existing iron pin located in the center of Old Stenburg Road,

THENCE, continuing with the center of Old Stenburg Road N 38 degrees 53' 25" W, 53.48 feet to an existing iron pin,

THENCE, N 26 degrees 35' 20" W, 104.80 feet to an existing iron pin,

THENCE, N 30 degrees 14' 40" W, 66.68 feet to an existing iron pin,

THENCE, leaving said line with the northeasterly line of property conveyed to Wanda J. Loftin by deed of record in Book 8293, page 298, R.O.D.C., TN; N 42 degrees 03' 05" W, 100.00 feet to an existing iron pin located in the southerly right of-way line of Old Hickory Boulevard,

THENCE, with the southerly right-of-way line of Old Hickory Boulevard and a curve to the right 371.82 feet, said curve having a central angle of 22 degrees 15' 40", a radius of 957.00 feet, and a chord of N 83 degrees 21' 47" E. 369.49 feet to an iron rod,

THENCE, continuing S 85 degrees 30' 23" E, 361.42 feet to an iron rod,

THENCE, with a curve to the left 449 .23 feet, said curve having a central angle of 21 degrees 45' 42", a radius of 1,182.77 feet, and a chord of N 83 degrees 36' 46" E, 446.53 feet to the point of beginning. Containing 1,722,825 square feet or 39.55 acres, the same more or less.

Included in the above but specifically excluded therefrom is that portion thereof described in the deed from John G. Shockley and wife, Kathey E. Shockley to Max Mendelsohn and wife, Lisa Mendelsohn of record as Instrument No. 20050829-0103338, Register's Office for said County.

There is conveyed herewith a permanent (30) thirty foot wide Ingress-Egress and general utility Easement previously reserved and dedicated by the Grantor herein crossing the adjoining property now owned by the Old Hickory Cabin Trust II by deed of record in Instrument No. 20141020-0096311 and more particularly described as follows:

Included in the foregoing description but specifically reserved and dedicated is a permanent thirty (30)-foot wide ingress-egress and general utility easement, more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Old Hickory Boulevard, said point being located N 85°30'23" W, 25.00 feet from an existing iron rod located at the northeasterly comer of Tract I (5.001 acres) of the John G. Shockley property, and being the northeasterly corner of the herein described easement,

THENCE, leaving said right-of-way line and with the easterly margin of the herein described easement S 4°29'37" W, 52.49 feet to a point,

THENCE, continuing S 89°30' 00" W, 58.52 feet to an iron rod,

THENCE, S 1°30'00" W, 249.31 feet to an iron rod,

THENCE, S 52°53'45" E, 233.76 feet to an iron rod,

THENCE, with the southeasterly terminus of the herein described easement S 37°06'1 5" W, 30.00 feet to an existing iron pin,

THENCE, with the northeasterly line or the Max Mendelsohn property and the westerly margin of the herein described easement N 52°53' 45" W, 249.18 feel to an iron rod,

THENCE, continuing with said westerly margin N 1 deg 30' 00" E, 293.69 feet to an iron rod,

THENCE, N. 89 degrees 30'00" E, 60.00 feet to an iron rod,

THENCE; N 4°29'37" E, 25.00 feet to an iron rod,

THENCE, with the southerly right-of-way line of Old Hickory Boulevard S 85°30'23" E, 30.00 feet lo an iron rod and the point of beginning.

Containing 18,325 square feet or 0.42 acre, the same more or less.

The foregoing description is according to a survey prepared by Marty Cantrell, R.L.S., P.O. Box 293192, Nashville, Tennessee 37229, dated July 30, 2005, License No. 1638.

unimproved ☐

This is improved, ☑ property, known as 0 Old Hickory Blvd., Whites Creek, TN 37189

(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 30th day of October, 2015.

John G. Shockley

John G. Shockley
By: Kathey E. Shockley, Attorney-in-Fact

Kathey E. Shockley

Kathey E. Shockley

State of Tennessee
County of Davidson

Personally appeared before me **Kathey E. Shockley** with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

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

WITNESS my hand and seal this 30th day of October, 2015.

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

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Kathey E. Shockley** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **John G. Shockley** as Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal this 30th day of October, 2015.

Notary Public I. Dyke Tatum

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

My Commission Expires: May 8, 2017
File No.: 15-Reed0