WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103291 DEEDWARR
Recvd: 12/07/15 13:43 2 pgs
Fees:13.00 Taxes:6290.00
20151207-0123105

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Edward C King	Same As New Owner	Map 54-10
(NAME) 101 Cherry Branch Lane	(NAME)	Parcel 11.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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, **Nancy Omer and James R. Omer, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Edward C King and Sharon B. King, 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 the 2nd Councilmanic District of Davidson County, Tennessee in the City of Old Hickory, being Lot No. 311, resubdivision of Lots 293 and 295, Brandywine Farms Section 1, recorded in Book 5200, page 511, Register's Office for Davidson County, Tennessee and being described according to a survey by Campbell McRae and Associates surveying Inc. (John Hood TN. R.L.S. # 1838) dated 3-20-00, more particularly as follows:

Beginning at a iron Rod (New) on the margin of the Cul-De-Sac of Cherry Branch Lane (75' Radius) at the common front corner of Lot 294, Section 17, Brandywine Farms Section 17(Book 4860, page 70 R.O.D. C., TN) owned by Herman Brown (Book 10041, page 800 R.O.D.C., TN) and Lot 311, a resubdivision of Lots 293 and 295, Brandywine Farms Section 17 (Book 5200, page 511, R.O. D.C., TN) owned by Nancy Omer)Book 8671, pag e 780, R.O.D.C., TN), said Rod being located N 03 deg ' 44" W 49.03 feet from a iron rod (Old) at the Southeast corner of said Lot 294; thence leaving said Cherry Branch Lane with the Line of said Lot 294 N 57 deg 47' 31" W 243.52 feet to a iron rod new; thence continuing with said Lot 294 S 31 deg 25' 00" W 30.61' feet to a point in the line of the U.S. Army Corps of Engineer Land/ Old Hickory Lake, said point being in the westerly line of a 30' Private Bluff Maintenance Easement On The Westerly Side of said Lot 311; Thence with said U.S. Army Corps of Engin eer Land N 47deg 05' 00" W 104.00' feet to a point; thence N 02 deg 45' 00" E 97.0 ' Feet to a point; Thence N 62 deg 00' 00" W 138.00' feet to a point; Thence N 07 deg 45' 00" E 130.00' Feet to a point; Thence N 21 deg 15'00" E Feet to a point; Thence continuing with said corps of engineers land S 85 deg 30' 00 ' E 31.33' Feet to a iron Rod (new) in the Easterly Side of said 30' Private Bluff Maintenance Easement and in the Southerly line of said Corps of Engineers land: Thence S 85 deg 30' 00" E 93.67 Feet to a Iron Rod (new); Thence S 74 deg 00'00" E. 150.90' feet to an iron Rod (new) at the corner of Lot 295,Resubdivision of Lots 293 and 295, Brandywine Farms Se ction 17 (book 5200, page 511 R.O.D.C., TN) owned by Oscar Ray Smith (Book 8615, Page 970 R.O.D.C., TN); Thence with said lot 295 S 15 deg 59' 19' W 234.90' feet to an Iron Rod (New); Thence S 49 deg 50' 12" E. 277.06' Feet to a Iron Rod (new) on the Margin of said Cherry Branch Lane; Thence with said margin with a curve to the left with a radius of 75' feet a chord bearing and distance of S 36 deg 33' 07" W 54.20' Feet and a arc length of 55.46' feet to the point of Beginning containing 2.33 acres more or less.

Together with a 10 foot easement for a force main sewer line, said easement located along the front line of Lot No. 294 on the plan of Brandywine Farms, Section 17, of record in Book 4860, page 70, Register's Office for Davidson County, Tennessee.

Included in this conveyance is the Boat Slip referenced as Instrument No. 20070119-0007855, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy Omer by Quitclaim Deed from Terrance E. McNabb, Trustee of filed for record March 5, 1991, in Book 8671, page 780, Register's Office for Davidson County, Tennessee and by deed from Peggy K. Hooper and husband, C.E. Hooper, of record in Book 6645, page 811, Register's Office for Davidson County, Tennessee.

James R. Omer joins in executing this Warranty Deed to convey any and all martial rights he may have in subject property.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 511 and Book 11700, page 38, said Register's Office; and (c) Restrictive covenants contained in Book 4979, page 92, Book 11704 page 356, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 101 Cherry Branch Lane, Old Hickory, TN 37138
(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 7th day of December, 2015.

Nancy Omer

James R. Omer

State of Tennessee
County of Davidson

Personally appeared before me Nancy Omer and James R. Omer, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of December, 2015.

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

Notary Public

My Commission Expires:

File No.: 36238