BILL GARRETT, Davidson County
Trans: T20160007559 DEEDWARR
Recvd: 01/28/16 12:11 3 pgs
Fees: 18.00 Taxes: 1850.00
20160128-0008380

WARRANTY DEED

ZCR15-5351

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF January, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad A. Collier	Chad A. Collier	
5351 Lickton Pike (ADDRESS)	5351 Lickton Pike (NAME) (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	024-00-0-364.00, 024-00-

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAWRENCE S. SIMS AND WIFE, LINDA K.SIMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHAD A. COLLIER AND HEATHER M. COLLIER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT NO. I:

Parcel No. I:
A certain tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:
BEING Lot No. 5, containing 17.14 acres, more or less of the William F. Cockrill and wife, Anna-Lee Cockrill Property, plat of which is of record at Instrument No. 20070209-0017289, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Parcel No. II
A certain tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:
BEING 28.00 acres, more or less, as shown on the Boundary Survey of a portion of the William F. Cockrill Property, prepared by Crockett Surveying, TRSL #1394, plat of which is of record at Instrument No. 20070109-0003869, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot. Included in this conveyance is the nonexclusive easement of ingress/egress of record in Book 2596, Page 118, Register's Office for Davidson County, Tennessee, and the nonexclusive 50' ingress/egress and public utility easement of record in the Affidavit of Surveyor and Boundary Survey of record in Instrument #20060913-0113415, Register's Office for Davidson County, Tennessee and the Affidavit of Surveyor and Boundary Survey recorded simultaneously herewith. Notwithstanding the foregoing, the Grantors reserve said nonexclusive easements unto themselves for Grantors remaining property and their heirs and assigns, including the use for public utility, drainage and maintenance purposes. Also included in this conveyance is the nonexclusive waterline easement of record in Instrument #20060913-0113417, Register's Office for Davidson County, Tennessee. Notwithstanding the foregoing, the Grantors reserve said nonexclusive easement unto themselves for Grantors remaining property and their heirs and assigns.

TRACT NO. II:
Land in Davidson County, Tennessee, being described as follows, to-wit:
Boundary line description of Tract 4 of the William F. Cockrill and wife, Anna-Lee Cockrill Property, said property being a tract or parcel of land lying in the 11th Councilmanic District of Davidson County, Tennessee, as shown by that boundary survey of a portion of the William F. Cockrill Property prepared by Crockett Surveying, TRLS #1394, plat of which is of record as Instrument No. 20070209-0017289, Davidson County, Tennessee, and being more particularly described as follows:
BEGINNING on an iron pin in the east margin of Lickton Pike, said pin being the northwest

corner of the John Randall Parks II Property and the southwest corner of the tract herein described, thence with said margin of said road North 21 degrees 02 minutes 04 seconds East 354.46 feet to an iron pin, said pin being a common corner with remaining lands of Cockrill and the tract herein described, thence leaving east margin of Lickton Pike and running with remaining Lands of Cockrill as follows:
South 69 degrees 15 minutes 05 seconds East 296.77 feet to an iron pin, North 04 degrees 36 minutes 36 seconds East 198.96 feet to an iron pin, North 08 degrees 19 minutes 10 seconds East 102.62 feet to an iron pin, North 16 degrees 44 minutes 51 seconds East 162.49 feet to an iron pin, North 20 degrees 01 minutes 46 seconds East 46.07 feet to an iron pin, Couth 60 degrees 18 minutes 16 seconds East 258.48 feet to an iron pin, North 16 degrees, 41 minutes, 44 seconds Est 127.15 feet to an iron pin, North 27 degrees 26 minutes 44 seconds East 133.26 feet to an iron pin, North 36 degrees 40 minutes 15 seconds East 159.15 feet to an iron pin, South 85 degrees 05 minutes 15 seconds East 981.71 feet to an iron pin, South 70 degrees 24 minutes 10 seconds East 1570.55 feet to an iron pin, South 08 degrees 39 minutes 50 seconds East 129.98 feet to an iron pin in the north boundary line of Mark and Wendy Allen property, said pin being the southeast corner of the tract herein described, thence running with the Allen Property as follows: South 88 degrees 25 minutes 12 seconds West 247.69 feet to an iron pin, South 73 degrees 56 minutes 08 seconds, West 112.27 feet to an iron pin, South 78 degrees 31 minutes 03 seconds West 303.02 feet to a point in the center of a creek, thence running at or near center of creek as follows: South 43 degrees 52 minutes 20 seconds West 168.49 feet to a point, South 33 degrees 08 minutes 03 seconds West 135.03 feet to a point, South 40 degrees 48 minutes 05 seconds West 175.14 feet to a point, South 34 degrees 23 minutes 47 seconds West 149.65 feet to a point, South 46 degrees 37 minutes 45 seconds West 166.68 feet to a point, thence leaving center of creek and running South 36 degrees 22 minutes 31 seconds West 101.37 feet to an iron pin in the north boundary line of the David Rank Property, thence running with a boundary line fence as follows: North 85 degrees 13 minutes 22 seconds West 118.08 feet to an iron pipe, North 84 degrees 01 minutes 44 seconds West 355.12 feet to an iron pipe, North 81 degrees 24 minutes 48 seconds West 199.00 feet to an iron pin, South 88 degrees 06 minutes 50 seconds West 442.37 feet to an iron pin, North 82 degrees 20 minutes 55 seconds West 268.35 feet to an iron pin, thence leaving boundary line fence and running with the John Randall Parks II Property as follows: North 01 degrees 07 minutes 16 seconds, West 131.06 feet to an iron pin, North 34 degrees 52 minutes 56 seconds East 118.87 feet to an iron pin, North 03 degrees 52 minutes 21 seconds East 49.68 feet to an iron pin. North 86 degrees 07 minutes 39 seconds West 333.72 feet to an iron pin, North 79 degrees 39 minutes 23 seconds West 139.30 feet to an iron pin, North 66 degrees 10 minutes 48 seconds West 171.55 feet to an iron pin, North 84 degrees 20 minutes 06 seconds West 146.45 feet to an iron pin, North 59 degrees 29 minutes 44 seconds West 104.54 feet to the point of BEGINNING and containing 70.21 acres, more or less, by survey, as shown by that boundary survey of a portion of the William F. Cockrill Property prepared by Crockett Surveying, TRLS #1394, Plat of which is of record as Instrument No. 20070209-0017289, Davidson County, Tennessee.

Being the same property conveyed to Lawrence S. Sims and wife, Linda K. Sims, by Quitclaim Deed from Lawrence S. Sims (through Ernest B. Williams, IV, Trustee) of record in Instrument Number 20071031-0128551, Register's Office for Davidson County, Tennessee, dated October 24, 2007, and recorded on October 31, 2007.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20091103-0101280, Instrument Number 20091103-0101281, Instrument Number 20091103-0101282, Instrument Number 20091103-0101282, and Instrument Number 20091103-0101284, Instrument Number 20060731-0092126, Instrument Number 20060913-0113415, Instrument Number 20070109-0003869, and Instrument Number 20070209-0017289, Book 2596, Page 118, Instrument Number 20060731-0092127, Instrument Number 20070109-0003870, and Instrument Number 20070620-0073742, Instrument Number 20060913-0113417; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5351 Lickton Pike , Goodlettsville, Tennessee 37072
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 27th day of January, 2016.

Lawrence S. Sims

Linda Sims

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of January, 2016, before me personally appeared Lawrence S. Sims and wife; Linda K.Sims to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of January, 2016.

FLORIDA
BREVARD CO.

Notary Public FF008721

My Commission Expires: Aug. 7, 2017

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

V. SUE ANDERSON
Notary Public - State of Florida
My Comm. Expires Aug 7, 2017
Commission # FF 008721