WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/16 16:13 4 pgs
Fees:23.00 Taxes:1581.75
20160129-0009106

STATE OF ~~TENNESSEE~~ New Jersey
COUNTY OF ~~DAVIDSON~~ Bergen

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RAUL TRUJILLO
Notary Public
State of New Jersey
My Commission Expires Apr 27, 2020

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Thoni	New Owner	155-00-0-007.00 and 141-00-0-182.00
(NAME)	(NAME)	
8533 McCrory Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, BENJAMIN RILEY BEATTIE, UNMARRIED AND ALLISON BETH KOVALL, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO DAVID THONI AND GINGER KELLEY, 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:

Tract 1:

Land in the 9th, formerly the 14th Civil District of said County, described according to a survey made by S.H. Hutchison, October 12, 1954, as follows:

Beginning at a point in the center of McCrory Lane, at the southeast corner of the property conveyed to Christine Hutton Presley by deed from R.N. Hutton, of record in Book 2086, page 295, Register's Office for said County, thence with said Presley's southern boundary line South 82 degrees West 38 poles to a concrete stake in said Presley's southwest corner; thence South 9 degrees 30' East 57 poles to an iron stake in Fred Spence's northeast corner; thence South 89 degrees East 11.25 poles to a stake in fence, Mays and Lewis' corner; thence North 20 degrees East 22 poles to a large chestnut stump; thence South 89 degrees East 17.25 poles to a point in the center of said Lane; thence with same, North 15 degrees West 13 poles and North 12 degrees West 29.25 poles to the beginning, containing 11.30 acres more or less.

Tract 2:

Being a tract of land as shown on Property Map 155, Assessor's Office and lying in Davidson County, Nashville, Tennessee. Bounded in general by McCrory Lane, a 5.02 acre Presley Tract, a 5.00 acre Presley Tract, and Noel B. Tulipan on the east; Andrew Sedlak, Caroline G. Nagge, and

Geary W. Jackson on the south; Charlyne Hutton Pickard on the west; and Charlyne Hutton Pickard and Robert W. Williams on the north, more particularly described as follows:

Beginning at an existing concrete monument, said monument being Robert W. Williams' (ref. Deed Book 7634, page 425 RODC) southeast corner; thence N 78 deg. 01 min. 17 sec. E. 15.98 ft. to an iron pin set this survey, said pin being in the west margin of McCrory Lane; thence with said road S 32 deg. 05 min. 55 sec. E 210.37 ft to an iron pin set; thence with a curve to the right having the following characteristics: Delta -09 deg. 25 min. 29 sec.; Radius = 863.927 ft.; Arc = 142.11 ft.; Tangent = 71.22 ft.; Chord = S 27 deg. 23 min. 10 sec. E 141.95 ft to an iron pin set this survey, said pin being the 5.02 Acre Presley Tract's northeast corner; thence leaving McCrory Lane and with said tract S 37 deg. 05 min. 31 sec. W 110.86 ft to an iron pin set this survey; thence S 85 deg. 21 min. 39 sec. W 217.71 ft to an iron pin set this survey; thence N 78 deg. 52 min. 04 sec. W 545.72 ft to an iron pin set this survey; thence S 14 deg. 10 min. 09 sec. E 290.17 feet to an existing iron pin, said pin being the 5.00 Acre Presley Tract's northwest corner; thence leaving the 5.02 acre tract and with 5.00 acre tract S. 14 deg. 10 min. 09 sec. E 448.96 ft to an existing iron pin; thence N 59 deg. 40 min. 35 sec. E 200.88 ft. to an existing concrete post, said post being Noel B. Tulipan's (ref. Deed Book 6606, page 936 RODC) northwest corner; thence leaving the 5.00 acre Presley tract and with Tulipan's west line S 07 deg. 20 min. 17 sec. E 938.70 ft. to an iron pin set this survey, said pin being Tulipan's southwest corner, Andrew Sedlak's (ref. Deed Book 10842, page 601 RODC) northwest corner, and Caroline G. Nagge's (ref. Deed Book 10906, page 394 RODC) northwest corner; thence leaving Tulipan and Sedlak and with Nagge's north lines S 87 deg. 58 min. 45 sec. W 209.41 ft. to an existing iron pin, said pin being Nagge's northwest corner and Geary W. Jackson's (ref. Deed Book 5230, page 33 RODC) northeast corner; thence leaving Nagge and with Jackson N 85 deg. 45 min. 10 sec. W 361.05 ft to an iron pin set this survey, said pin being Jackson's northwest corner and a point in Charlyne Hutton Pickard's (ref. Deed Book 4625, page 479 RODC) east line; thence leaving Jackson and with Pickard N 17 deg. 31 min 06 sec. E 143.00 ft to an existing concrete monument; thence N 46 deg. 07 min. 06 sec. E 181.59 ft to an existing iron pin; thence N 19 deg. 26 min. 00 sec. E 252.98 ft to an iron pin set this survey; thence N 04 deg. 48 min. 54 sec. W 326.10 ft to an iron pin set this survey; thence N 26 deg. 58 min. 54 sec. W 306.00 ft to an iron pin set this survey; thence N 14 deg. 52 min. 54 sec. W 216.60 ft to an iron pin set this survey; thence N 30 deg. 04 min. 54 sec. W 126.80 ft to an iron pin set this survey; thence N 55 deg. 11 min. 54 sec. W 152.20 ft to an iron pin set this survey; thence N 21 deg. 38 min. 54 sec. W 145.30 ft to an iron pin set this survey; said pin being the southwest corner of another Pickard property (ref. Deed Book 2086, page 296 RODC); thence leaving the first Pickard property and with second N 78 deg. 58 min. 58 sec. E 450.82 ft to an existing iron pin, said pin being the Pickard's southeast corner and the aforementioned Williams' southwest corner; thence leaving Pickard and with Williams N 78 deg. 01 min. 17 sec. E 495.86 ft to the point of beginning, being a portion of the Christine Hutton Presley property as recorded in Deed Book 2086, page 295 and Deed Book 3136, page 419. Register's Office of Davidson County, according to a survey by Randolph L. Chapdelaine RLS #1114, 7111-B Sweetgum Road, Fairview, Tennessee 37062 and dated January 26, 2000.

Included herein are easement rights for ingress/egress and utility purposes, running through the southwest portion of the 5.00 acre Presley Tract, more particularly described as follows:

Beginning at a point in the center of said easement, said point lying S 14 deg. 10 min. 09 sec. E 243.34 ft from an existing iron pin, the 5.00 acre Presley Tract's Northwest corner and the 5.02 acre Presley Tract's Southwest Corner; thence S 20 deg. 28 min. 21 sec. E 95.64 ft to a point; thence S 26 deg. 09 min. 00 sec. E 88.49 ft to a point; thence S 13 deg. 55 min. 44 sec. E 15.66 ft to a point in the 5.00 acre Tract's south line said point being S 59 deg. 40 min. 35 sec. W 170.90 ft from an existing concrete post, said post being Tulipan's Northwest corner.

Being the same property conveyed to BENJAMIN RILEY BEATTIE, UNMARRIED AND

ALLISON BETH KOVALL, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from DONNA SEDLAK HUMMELL, AS TRUSTEE OF THE DONNA DEDLAK HUMMELL REVOCABLE TRUST UNDER AGREEMENT DATED JUNE 13, 2014, of record in Instrument No. 20141218-0115736, dated December 8, 2014, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters of record, Register's Office for said County; and any and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 8533 McCrory Lane, Nashville, TN 37221

(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 our hands this 22nd day of January, 2016.

Benjamin Riley Beattie

Allison Beth Kovall

STATE OF NEW ~~YORK~~ Jersey)
COUNTY OF Rockland)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN RILEY BEATTIE and ALLISON BETH KOVALL, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NJ, this 22nd day of January 2016

Notary Public

My Commission Expires: Apr 27, 2020

PAUL TRUJILLO
Notary Public
State of New Jersey
My Commission Expires Apr 27, 2020

TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017