Davidson County DEEDWARR
Recvd: 03/01/16 14:20 3 pgs
Fees:18.00 Taxes:305.25

20160301-0019533

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $82,500.00.

Affiant

Subscribed and sworn to before me, this 1st day of March, 2016.

Notary Public
My commission expires: 6-8-18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1602-76327

Address of New Owner:	Send Tax Bills to:	Tax Information:
Matthew E. Mauch	New Owner	128-00-0-056.00
7684 Sawyer Brown Rd.		
Nashville, TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Robert Hill unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matthew E. Mauch and Jean V. Mauch husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being a certain portion of land situated and lying in the 22nd Council District of Davidson County, Tennessee, and being generally bounded on the West by Sawyer Brown Road, North by the lands of John Robert Hill (DB. 20141001-0090386, R.O.D.C.), on the East by Williamsport Subdivision, and on the South by Ridgelake 560, LLC (DB. 20131105-0114735, R.O.D.C.), Beaman Lawrence, Sr. (DB. 20050909-0108850, R.O.D.C.), and Matthew E. Mauch (DB. 20040524-0060549, R.O.D.C.) and being more fully described as follows:

Beginning at an iron pin located along the east right-of-way of Sawyer Brown Road (N:644124.87,E:1693129.25), said iron pin also being the northwest corner of the portion of land herein described;

Thence severing the John Robert Hill property, S73°08'23"E, a distance of 1077.33 feet to an iron pin located in the west line of the Williamsport Subdivision;

Thence with the west line of said Williamsport Subdivision, S40°26'11"E, a distance of 286.44 feet to an iron pin located in the north line of Ridgelake 560, LLC property the same iron pin being the southeast corner of the portion herein described;

Thence with the north line of Ridgelake 560, LLC, N83°17'22"W, a distance of 676.25 feet to an iron pin located at a common corner with the Beaman Lawrence, Sr. property;

Thence with the line of the Beaman Lawrence, Sr. property the following calls;

N07°32'23"E, a distance of 133.08 feet to an iron pipe;
N84°44'57"W, a distance of 227.85 feet to an iron pin;
N25°17'59"W, a distance of 22.06 feet to an iron pipe;
N83°02'36"W, a distance of 139.10 feet to an iron pin located at a common corner with the Matthew E. Mauch property;

Thence with the line of Mauch the following calls;
N04°58'10"E, a distance of 108.56 feet to an iron pin;
N75°55'06"W, a distance of 221.85 feet to an iron pin located along the east right-of-way of Sawyer Brown Road;

Thence with the east right-of-way of Sawyer Brown Road, N09°57'57"E, a distance of 101.29 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 218,261 square feet or 5.01 acres, more or less.

Being the same property conveyed to Nouri K. Latif by deed from Intersparex Leddin K. G., dated August 2, 1994, recorded August 4, 1994, of record in Book 9428, Page 405, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to John Robert Hill by deed from Nouri K. Latif, dated September 29, 2014, recorded October 1, 2014, of record in Instrument No. 20141001-0090386, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as: 7680 Sawyer Brown Road, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of March, 2016.

John Robert Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John Robert Hill and** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of March, 2016.

Notary Public
State of Tennessee at Large

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires:

True Copy Certification

I, Christi M. Johnston, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: _____

{Notary' Seal}