BILL GARRETT, Davidson County
Trans:T20160026471 DEEDWARR
Recvd: 04/01/16 11:16 3 pgs
Fees:18.00 Taxes:370.00
20160401-0030996

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES:

08-20-19 (AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ay Rentals LLC	AY Rentals LLC (NAME)	02200011500
P O BOX 4019 (ADDRESS)	P O BOX 4019 (ADDRESS)	
Brentwood, TN 37024 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37024 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Carolyn Greer, Gayle Neighbors, Donya Greer King and Tracy King, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ay Rentals LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT AN IRON PIPE IN THE SOUTHERLY MARGIN OF CLAYLICK ROAD AND BEING JOHNSON & REDIKER'S NORTHEAST CORNER; THENCE WITH SAID MARGIN NORTH 83° 00' EAST 384 FEET TO AN IRON PIN, BEING THE BEGINNING OF A CURVED LINE TO THE LEFT HAVING A RADIUS OF 741.3 FEET; THENCE WITH SAID CURVED LINE NORTHEASTWARDLY 176.3 FEET TO A POINT IN THE ORIGINAL NORTH BOUNDARY OF THE CAPTIONED PROPERTY; THENCE WITH SAID BOUNDARY LINE NORTH 87° 45' EAST, 251.9 FEET TO AN IRON PIN AND A PILE OF ROCKS IN A STUMP HOLE POINTED OUT BY REDING AND JOHNSON AS BEING THE CORNER OF REDINGS PROPERTY; THENCE WITH REDINGS WEST BOUNDARY LINE SOUTH 1° 45' WEST 199 POLES; THENCE NORTH 88° WEST 31 POLES TO JOHNSON & REDIKER'S EAST BOUNDARY LINE; THENCE WITH SAID BOUNDARY LINE NORTH 4° WEST 192 POLES MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 49.0 ACRES MORE OR LESS BY SCALE CALCULATIONS.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED THEREFROM.

BEGINNING AT AN IRON ROD (NEW) AT THE NORTHWEST MOST CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY MARGIN OF CLAYLICK ROAD, AND 25 FEET FROM THE CENTERLINE OF CLAYLICK ROAD, SAID POINT ALSO BEING LOCATED NORTH 83 DEGREES 05 MINUTES 53 SECONDS EAST, 350.69 FEET, FROM A FENCE CORNER POST, SAID FENCE CORNER POST, BEING THE NORTHWEST MOST CORNER OF A PARCEL BELONGING TO MARVIN AND JUDY MOON, AS EVIDENCED IN BOOK 5094, PAGE 800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID FENCE CORNER POST, ALSO BEING THE NORTHEAST MOST CORNER OF A PARCEL BELONGING TO JOHNNIE & LELA JOHNSON, AS EVIDENCE IN BOOK 20010409, PAGE 0034305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE; ALONG THE MARGIN OF CLAYLICK ROAD, PARALLEL TO A 25 FEET FROM THE CENTERLINE OF SAID ROAD, NORTH 83 DEGREES 05 MINUTES 53 SECONDS EAST, 33.00 FEET, TO AN IRON ROD (OLD), THENCE; CONTINUING ALONG SAID MARGIN, AROUND A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 639.67 FEET, AND AN ARC LENGTH OF 176.86 FEET, NORTH 76 DEGREES 11 MINUTES 33 SECONDS EAST, 176.29 FEET, TO AN IRON ROD (OLD), THENCE; LEAVING SAID MARGIN, NORTH 87 DEGREES 37 MINUTES 52 SECONDS EAST 79.00 FEET, TO AN IRON ROD (NEW), SAID POINT BEING THE NORTHEAST MOST CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT ALSO BEING LOCATED SOUTH 87 DEGREES 37 MINUTES 52 SECONDS WEST, 171.61 FEET, FROM AN IRON ROD (OLD), SAID IRON ROD (OLD) BEING THE NORTHEAST MOST CORNER OF THE AFOREMENTIONED PARCEL BELONGING TO MARVIN & JUDY MOON, AND THE NORTHWEST MOST CORNER OF A PARCEL BELONGING TO RONALD WALLER, AS EVIDENCED

WARRANTY DEED
(Continued)

IN BOOK 11530, PAGE 973, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, THENCE; ALONG A NEW LINE, SOUTH 2 DEGREES 15 MINUTES 00 SECONDS EAST, 641.63 FEET, TO AN IRON ROD (NEW), THENCE; ALONG A NEW LINE, SOUTH 89 DEGREES 57 MINUTES 16 SECONDS WEST, 363.81 FEET, TO AN IRON ROD (NEW), THENCE; ALONG A NEW LINE, NORTH 2 DEGREES 15 MINUTES 00 SECONDS WEST, 48.50 FEET, TO AN IRON ROD (NEW), THENCE; ALONG A NEW LINE, NORTH 43 DEGREES 07 MINUTES 23 SECONDS EAST 59.27 FEET, TO AN IRON ROD (NEW), THENCE; ALONG A NEW LINE, NORTH 29 DEGREES 31 MINUTES 11 SECONDS EAST, 69.80 FEET, TO THE POINT OF BEGINNING, CONTAINING 218,218.69 SQ. FT. AND/OR 5.010 ACRES MORE OR LESS.
BEING PART OF THE SAME PROPERTY CONVEYED TO NOIE MARVIN MOON AND WIFE, JUDY GREER MOON, WITH LIFE ESTATE IN GOLDIE C. MOON, BY DEED FROM OLIVER H. DALE & WIFE, CLAUDINE M. DALE OF RECORD IN BOOK 5094, PAGE 800. GOLDIE C. MOON HAVING DIED. NOIE MARVIN MOON HAVING PREDECEASED JUDY GREER MOON. JUDY GREER MOON A/K/A JUDY MOON HAVING DIED INTESTATE AS SET OUT IN ORDER OF SEVENTH CIRCUIT COURT PROBATE DIVISION DAVIDSON COUNTY, TENNESSEE, RECORDED IN 20160315-0024450 AND SAID ORDER FURTHER VEST TITLE IN CAROLYN GREER, 1/3 INTEREST, GAYLE NEIGHBORS, 1/3 INTEREST, DONYA GREER KING, 1/6 INTEREST, AND TRACY KING, 1/6 INTEREST.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQEUENT YEARS.

GRANTEES ARE RESPONSIBLE FOR ANY AND ALL "ROLL BACK" TAXES AS A RESULT FOR SAID PROPERTY BEING ASSESSED IN GREENBELT.

GRANTEES TO MAKE APPLICATION FOR GREENBELT AS SOON AS THIS DEED IS RECORDED.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2833 Claylick Drive, Joelton, TN 37080
(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 hand(s) this 29th day of March, 2016.

WARRANTY DEED
(Continued)

Carolyn Greer

Gayle Neighbors

Donya Greer King

Tracy King

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Greer, Gayle Neighbors, Donya Greer King and Tracy King, the herein bargainor(s), 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, this the 29th day of March, 2016.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072