Davidson County DEEDWARR
Recvd: 04/20/16 10:50 4 pgs
Fees:23.00 Taxes:1554.00
20160420-0038244

WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Todd Soderholm	Cardinal Financial Co.	
(NAME)	(NAME)	
8950 Hester Beasley Road	3701 Arco Corporate Dr. #200	168/235
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Charlotte, TN 28273	
(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, **L. DANIEL HARLESS, JR. AND JANE HARLESS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL TODD SODERHOLM, SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 168 ASSESSOR'S OFFICE, AND LYING OFF HESTER BEASLEY ROAD IN DAVIDSON COUNTY, NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY HESTER BEASLEY ROAD AND SMITH'S 6.14 ACRE TRACT ON THE NORTH; MYRTLE TAYLOR AND CLAUDE SMITH REMAINDER ON THE EAST; JOHN HALL HASELTON ON THE SOUTH; THOMAS HIRSBRUNNER ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE SOUTH MARGIN OF HESTER BEASLEY ROAD (25' FROM THE CENTER), THE NORTHWEST CORNER OF MYRTLE TAYLOR (REF. DEEDBOOK 4920, PAGE 661 R.O.D.C.), THENCE LEAVING HESTER BEASLEY ROAD AND WITH TAYLOR'S WEST LINE S41°05'25"E 446.05' TO AN EXISTING 1" IRON PIPE, TAYLOR'S SOUTHWEST CORNER AND THE NORTHWEST CORNER OF CLAUDE SMITH'S 6.14 ACRE TRACT; THENCE LEAVING TAYLOR AND WITH THE WEST AND SOUTH LINES OF SAID 6.14 ACRE TRACT, S41°05'25"E 13.32' TO AN EXISTING IRON PIN; THENCE S28°59'57"E 139.58' TO AN IRON PIN SET 8/23/00; THENCE S53°32'34"E 270.80' TO AN IRON PIN SET 8/23/00; THENCE N78°00'02"E CROSSING PRICHARD BRANCH AT 239' IN ALL 495.00' TO AN IRON PIN SET 20' SOUTHEAST OF A LOGGING ROAD; THENCE LEAVING THE 6.14 ACRE TRACT AND WITH THREE NEW LINES N53°40'32"E 120.00' TO AN IRON PIN SET; THENCE N55°27'30"E 102.18' TO AN IRON PIN SET; THENCE S35°29'19"E 207.75' TO AN EXISTING IRON PIN IN THE NORTHWEST LINE OF JOHN HALL HASELTON (REF. DEEDBOOK 11414, PAGE 271 R.O.D.C.); THENCE WITH HASELTON'S WEST LINES S54°49'47"W 279.33' TO AN EXISTING IRON PIN; THENCE S41°38'26"W 115.49' TO A POINT IN THE CENTER OF A POND;

THENCE N89°45'50"W PASSING A WITNESS IRON PIN AT 93.36' AND CONTINUING WITH THOMAS HIRSBRUNNER (REF. DEEDBOOK 11414, PAGE 264 & DEEDBOOK 11632, PAGE 100 R.O.D.C.) IN ALL 176.42' TO AN EXISTING IRON PIN; THENCE N76°11'24"W 241.47' TO AN EXISTING IRON PIN ON THE SOUTH BANK OF PRICHARD CREEK; THENCE N53°32'34"W CROSSING PRICHARD CREEK 414.48' TO AN EXISTING IRON PIN; THENCE N29°33'06"W 152.86' TO AN EXISTING IRON PIN; THENCE N41°05'25"W 444.52' TO AN IRON PIN SET ON THE SOUTH MARGIN OF HESTER BEASLEY ROAD; THENCE LEAVING HIRSBRUNNER AND WITH THE MARGIN OF HESTER BEASLEY ROAD WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS: DELTA= 13°13'44"; RADIUS= 233.37'; ARC= 53.88'; TANGENT= 27.06'; CHORD= N46°15'55"E 53.76' TO AN EXISTING IRON PIN; THENCE N52°53'12"E 6.31' TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES MORE OR LESS, AND BEING A PORTION OF CLAUDE W. SMITH AND LINDA H. SMITH PROPERTY AS RECORDED IN DEEDBOOK 10482, PAGE 430 ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TN 37062, DATED FEBRUARY 27, 2002.

THE ABOVE DESCRIBED TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

THE ABOVE TRACT IS SUBJECT TO A NON EXCLUSIVE 50' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING FROM HESTER BEASLEY ROAD TO THE NORTH WEST CORNER OF THE SMITH 6.14 ACRE TRACT AND ALSO TO THOMAS HIRSBRUNNER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST MARGIN OF HESTER BEASLEY ROAD ALSO BEING THE SOUTHWEST CORNER OF MYRTLE TAYLOR (REF. DEEDBOOK 4920, PAGE 661) AND THE NORTHEAST CORNER OF THE ABOVE TRACT, THENCE LEAVING HESTER BEASLEY ROAD AND WITH TAYLOR'S SOUTH LINE, S41°05'25"E 446.05' TO AN EXISTING IRON PIPE; THENCE LEAVING TAYLOR AND WITH THE ABOVE DESCRIBED TRACT S41°05'25"E 13.32' TO A POINT; THENCE S28°59'57"E 50.00' TO A POINT; THENCE S60°58'09"W 60.87' TO AN EXISTING IRON PIN IN THE EAST LINE OF THOMAS HIRSBRUNNER (REF. DEEDBOOK 11632, PAGE 100 R.O.D.C.); THENCE WITH HIRSBRUNNER N29°33'06"W 50.00' TO AN EXISTING IRON PIN; THENCE N60°58'09"E 10.22' TO A POINT; THENCE N41°05'25"W 448.05' TO A POINT IN THE SOUTH MARGIN OF HESTER BEASLEY ROAD; THENCE LEAVING SMITH AND WITH THE SOUTH MARGIN OF HESTER BEASLEY ROAD, AND A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS: DELTA= 10°45'00"; RADIUS= 233.37'; ARC= 43.79'; TANGENT= 21.96'; CHORD= N47°30'15"E 43.72' TO A POINT; THENCE N52°53'12"E 6.31' TO THE POINT OF BEGINNING.

Being the same property conveyed to L. Daniel Harless, Jr. and Jane Harless, husband and wife by deed from Claude W. Smith and wife, Linda H. Smith, dated March 28, 2002, of record in Instrument No. 20020401-0039408, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; Easements of record in Instrument No. 20020401-0039408 and Book 140482, Page 430, said Register's Office; and restrictive covenants of record in Instrument No. 20020401-0039408, said Register's Office.

unimproved
This is improved x property, known as 8950 Hester Beasley Road, 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 my hand this 18th day of April, 2016

L. DANIEL HARLESS, JR.

JANE HARLESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. Daniel Harless, Jr. and Jane Harless, the 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 Nashville, Tennessee this 18th day of April, 2016.

Commission expires:

Notary Public

KELLY C. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2016

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).