Davidson County DEEDWARR
Recvd: 04/29/16 10:35 3 pgs
Fees:18.00 Taxes:518.00
20160429-0042052

WARRANTY DEED

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $140,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF APRIL, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/29/19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1725B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jon King and Katie King	Jon + Katie King	10100000900
24 River Road Pike	2723 Mossdale Dr	
Nashville, TN 37209	Nashville TN 37217	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RUTH FELKER, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JON KING AND KATIE KING, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying and being situated in the Thirty-Fifth Council District of the metropolitan government of the City of Nashville and Davidson County, Tennessee; located on River Road Pike, and being more particularly described as follows:

Commencing at the Northwest corner of the Lands of Robert and Dorothy Martin as described in the deed recorded April 5, 1979 in Deed Book 5415 at Page 674 in the Davidson County Register's Office, said Northwest corner being at the centerline of River Road Pike and being an interior corner on the west line of the Lands of Norma Sisemore as described in the deed recorded October 4, 2010 under Document Number 20101004-0079322 in the Davidson County Register's Office; thence leaving said centerline of River Road Pike along the common line between said Lands of Martin and said Lands of Sisemore South 88°00'00" East 46.74 feet to a found 1 ½ inch metal post near the end of an old fence, and continuing South 88°00'00" East 244.73 feet to a found 1 ½ inch metal post in said old fence at the Northeast corner of said Lands of Martin, said Northeast corner being the Northwest corner of Tract I of the Lands of Ruth G. Barnes as described in the deed recorded March 6, 1981 in Deed Book 5718 at Page 307 in the Davidson County Register's Office and also being the TRUE POINT OF BEGINNING; thence leaving said Lands of Martin along the common line between said Tract I and said Lands of Sisemore South 87°54'54" East 437.22 feet to a found 5/8 inch rebar at the Northeast corner of said Tract I, South 2°43'26" West 1573.26 feet to a set ¾ inch iron pipe with cap stamped RLS 2893, continuing South 2°43'26" West 15.01 feet to the north right of way line of said River Road Pike, and continuing South 2°43'26" West 25.01 feet to said centerline of River Road Pike; thence leaving said Lands of Sisemore along said centerline along the arc of a non tangent curve to the left having a radius of 380.00 feet through a central angle of 3°53'42" an arc distance of 25.83 feet with a chord bearing and distance of South 88°57'56" West 25.83 feet, South 87°01'06" West 346.08 feet, along the arc of a curve to the right having a radius of 950.00 feet through a central angle of 22°21'46" an arc distance of 370.79 feet with a chord bearing and distance of North 81°48'01" West 368.44 feet, North 70°37'08" West 291.84 feet, along the arc of a curve to the right having a radius of 240.00 feet through a central angle of 83°51'46" an arc distance of 351.28 feet with a chord bearing and distance of North 28°41'15" West 320.76 feet, North 13°14'38" East 18.27 feet, along the arc of a curve to the right having a radius of 700.00 feet through a central angle of 22°21'01" an arc distance of 273.06 feet with a chord bearing and distance of North 24°25'08" East 271.33 feet, and North 35°35'39" East 49.58 feet to the Southwest corner of said Lands of Martin; thence leaving said centerline along the common line between said Tract I and said Lands of Martin South 69°24'12" East 25.88 feet to the easterly right of way line of said River Road Pike, continuing South 69°24'12" East 8.30 feet to a found 1 ½ inch metal post at the end of said old fence, continuing South 69°24'12" East 391.25 feet to a 14 inch Maple in said old fence with a set tag stamped RLS 2893 nailed to the side of said Maple, North 72°30'31" East 345.28 feet to a found 1 ½ inch metal post at a corner in said old fence near the top of a ridge, North 10°37'07" West 640.19 feet to a 36 inch Beech in said old fence with a set tag stamped RLS 2893 nailed to the side of said Beech, and North 8°45'35" East 330.40 feet to the true point of beginning, containing 25.330 total acres; of which 0.978 acres are contained within the north and east 25 feet wide right of way of River Road Pike, leaving 24.352 net acres.

The above description was prepared from a survey completed on May 8, 2013 by Shon S. Keeton, R.L.S. 2893, of Fairview, Tennessee.

Being a portion of the same property conveyed to Boyd L. Barnes and wife, Ruth G. Barnes by Quitclaim deed from John Barnes and wife, Hester Barnes of record in Book 5718, page 307 Register's Office for Davidson County , Tennessee, dated March 5, 1981 and recorded on March 6, 1981. Boyd L. Barnes having since died June 29, 1998 vesting sole ownership to Ruth G. Barnes as surviving tenant by the entirety. Ruth G. Barnes and Ruth Felker being one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, due and payable, but not delinquent.

Taxes for the year 2016 a lien, not yet due and payable.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.

Subject to the flow of any creeks, streams, or branches across subject property.

The land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.

Application for Greenbelt Assessment - Forest of record in Book 8899, Page 212, in the Register's Office for Davidson County, Tennessee.

This is property known as 24 River Road Pike, Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 27th day of April, 2016.

Ruth Felker

Ruth Felker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, RUTH FELKER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1725B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

