Davidson County DEEDWARR
Recvd: 05/03/16 15:21 4 pgs
Fees:23.00 Taxes:1184.00
20160503-0043666

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $320,000.00 Affiant Subscribed and sworn to before me, this 29th day of April, 2016. Notary Public My commission expires: 12/27/17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua Michaelson **Stephanie Eisley**	**Bank of Tennessee**	**01600016900 & 01600017800**
01652474 Union Hill Road	**P.O. Box 4980**	
Goodlettsville, TN 37072	**Johnson City, TN 37604**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Glenda M. Taylor, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Michaelson and Stephanie Eisley, 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:
A Tract of land located on Union Hill Road in Davidson County, Tennessee, being a portion of Parcel 01600016900 on Davidson County GIS mapping belonging to Glenda M. & Thomas Leon Taylor as shown in Deed Book 7721, Pg. 934 of the Registers Office of said county. All Parcels and Records referenced in the following description are from the Property Assessor and Register of Deeds offices of said county. The following is a composite Survey by Tennessee Surveyors - William Marlin Keel No. 990 dated November 1, 1988 and Marvin Thomas Wright No. 2094 dated June 25, 2015.
Beginning at an Iron Rod (old), the most western corner of this tract, in the north margin (25 ft. ± from centerline) of Union Hill Rd. and said Iron Rod located 334 ft. ? southeast along the centerline from the centerline intersection of Union Hill Rd. and Lama Terra Drive and being the southwest corner of Parcel 01600016400 belonging to Shirley F. & John Epperson as shown in Deed Book 00005793, Pg. 0000624. Bearing in the following description for Keel survey have been corrected to correlate with new survey of Wright and proceeding;
1) The following nine courses by Survey of Keel, with the southeast line of Epperson a curve the left having an Arc length of 41.34 ft., a radius of 25.00 ft., thence;
2) Continuing with Epperson then said Taylor - Parcel 01600017800 as shown in Deed Book 00009918 - Pg. 0000642, N 60°07'37" E - 446.91 ft. to an Iron Rod (old), thence;
3) With Taylor, S 29°52'23" E - 113.22ft. to an Iron Rod (old), thence;
4) Continuing with Taylor, N 60°07'37" E - 511.30 ft. to an Iron Rod (old), thence;
5) Continuing with Taylor, N 39°22'08" E - 90.00 ft. to an Iron Rod (old) being a southwest corner of Parcel 01600020500 belonging to Sandra Gayle & Stephen Lee Carney as shown in Deed Book 00008588 - Pg. 0000125, thence;
6) With the south line of Carney, S 76°35'52" E - 116.36 ft. to an Iron Rod (old) being the northwest corner of Parcel 01600020600 belonging to said Carney as shown in Deed Book 00008924 - Pg. 0000287, thence;
7) With the southwest line of Carney, S 31°35'52" E - 130.00 ft. to an Iron Rod (old), thence;
8) Continuing with Carney, N 54°23'20" E - 188.21 ft. to an Iron Rod (old) being the northwest corner of Parcel 01600022200 belonging to Carolyn Allen and David Duran as shown in Deed Book 20110203 - Pg. 0009820, thence;

9) With Allen/Duran, S 27°18'08" E - 420.00 ft. to an Iron Rod (old), thence;
10) The following twelve courses (with a fence) by Survey of Wright, continuing with Allen/Duran, S 54°08'24" E - 74.13 ft. to an Iron Rod (old) at a fence corner, thence;
11) A new set of lines the following ten courses, severing Taylor property, S 75°57'49" W - 81.55 ft., thence;
12) S 83°54'08" W - 58.89 ft. to a fence post, thence;
13) S 61°31'47" W - 16.31 ft. to a fence post, thence;
14) S 51°22'56" W - 102.88 ft. crossing a drain to a fence post, thence;
15) N 89°33'07" W - 25.70 ft. to a fence post, thence;
16) N 50°20'45" W - 11.53 ft. to a fence post, thence;
17) N 70°56'43" W - 46.45 ft. crossing drain again to a fence post, thence;
18) S 11°40'10" E - 44.20 ft. crossing drain again to a fence post, thence;
19) S 66°33'53" W - 69.80 ft. staying on south side of drain to a fence post, thence;
20) S 43°25'26" W - 17.77 ft. to a fence intersection in the northeast line of Parcel 01600007700 belonging to Sadie E. Pewitt as shown in Deed Book 20090805 - Pg. 0073203 thence;
21) With the northeast line of Pewitt, N 40°37'23" W - 144.76 ft. to an Iron Rod (old), thence;
22) The following six courses by Survey of Keel, with a northwest line of Pewitt, S 46°14'44" W - 27.96 ft. to an Iron Rod (old) being the northeast corner of Parcel 01600017400 belonging to Charlene S. Williams as shown in Deed Book 00006098 - Pg. 0000802, thence;
23) Continuing with Williams and then Parcel 01600016500 belonging to Donnie W. Toombs as shown in Deed Book 20020909 - Pg. 0108760, N 40°40'18" W - 202.00 ft. to an Iron Rod (old), thence;
24) With the northwest line of Toombs, S 46°18'35" W - 457.97 ft. to an Iron Rod (old) being the northeast corner of Parcel 01600009400 belonging to Kristina & Roger D. Melton as shown in Deed Book 20110906 - Pg. 0068727, thence;
25) With the northeast lines of Melton and then Parcel 01600009300 belonging to Amanda & Jason C. Harrison, N 32°27'02" W - 446.14 ft. to an Iron Rod (old), thence;
26) With the northwest line of Harrison, S 58°11'58" W - 394.85 ft. to an Iron Rod (old) in the north margin of Union Hill Rd., thence;
27) With said margin, N 27°54'40" W - 78.02 ft. to the Point of Beginning containing 9.533 Acres (415261 Sq. Ft.) more or less according to a survey by William Marlin Keel No. 990 and Marvin T. Wright R.L.S. # 2094 of Tennessee.

TRACT 2:
Land in the Second Civil District of Davidson County, Tennessee, as described according to a survey by M & K, Inc., Engineers and Surveyors, Job No. 1245 dated May 14, 1984 as follows:

Being Tract No 3 on said survey and beginning at a point in the Northwest corner of Lot 22 on the Plan of Ridgeview Estates, Section Two, Phase I, as of record in Plat Book 6900, page 181, R.O.D.C., Tennessee to the northeast corner of a 5.00 acre tract and located in the south margin of Lama Terra Drive; thence, leaving said south margin, between the 5.00 acres tract and said Lot 22 South 42 degrees 14 minutes 14 seconds East 537.22 feet to a point, this being the point of beginning for this described tract; thence, continuing along said line along the West line of Lots 24 & 25 on the Plan of Ridgeview Estates, Section Two, Phase II, as of record in Plat Book 6200, page 692, R.O.D.C., Tennessee, South 42 degrees 14 minutes 14 seconds East 352.73 feet to a point; said point being the common corner of Lot 25 and this tract; thence, along the following calls, South 35 degrees 43 minutes 90.0 feet; thence, South 56 degrees 28 minutes 29 seconds West 511.30 feet; thence, North 33 degrees 31 minutes 31 seconds West 113.22 feet to a point; thence, South 56 degrees 28 minutes 29 seconds West 181.0 feet to a point; thence, North 33 degrees 31 minutes 31 seconds 172.80 feet to a point; said point being the Southwest corner of Lot 59 on the Plan of Lama Terra, Section One, as of record in Plat Book 4860, page 33, R.O.D.C., Tennessee; Thence, along Lots 59 & 58 and the North line of this tract North 37 degrees 50 minutes 00 seconds East 370.30 feet to a point in the East line of Lot 58; thence, along the North line of this tract and the 5.00 acre tract previously mentioned, North 60 degrees 12 minutes 31 seconds East 372.27 feet to the point of beginning.

Tract 1 being a portion of the same property conveyed to Thomas Leon Taylor and wife, Glenda M. Taylor from Lama Terra Ltd. by Warranty Deed dated 12/5/1988 and recorded in Book 7721, page 934, said Register's Office; and Tract 2 being the same property conveyed to Thomas Leon Taylor and wife, Glenda M. Taylor from Larry C. Wynns and wife, T. Renee Wynns by Warranty Deed dated 12/29/1995 and recorded in Book 9918, page 642, Register's Office for Davidson County, Tennessee. Thomas Leon Taylor died on 9/9/12 leaving Glenda M. Taylor as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 01652474 Union Hill Road, Goodlettsville, TN 37072.

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 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/our hand(s) this 29th day of April, 2016.

Glenda M. Taylor

Glenda M. Taylor

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, a Notary Public of said County and State, Glenda M. Taylor, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2016.

Notary Public

My Commission Expires: 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

