BILL GARRETT, Davidson County
Trans:T20160041377 DEEDWARR
Recvd: 05/17/16 15:20 2 pgs
Fees:13.00 Taxes:232.73
20160517-0049322

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $62,900.00.

Affiant

Subscribed and sworn to before me, this 10th day of May, 2016.

Notary Public

My commission expires: 4-24-19

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
William Michael Wilson and Gary Kenneth Davis	William Michael Wilson and Gary Kenneth Davis	009-00-0-182.00
7805 Strawberry Hill Road	7805 Strawberry Hill Road	
Joelton, TN 37080	Joelton, TN 37080	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Eric Todd Kurzynske and wife, Melody Kurzynske

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

William Michael Wilson and Gary Kenneth Davis

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 2 of Mitchell/Erickson Subdivision of record in Instrument No. 20030306-0029748, as amended in 20040825-0102575, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and further described as follows:

BEGINNING at a concrete monument in the southerly margin of Strawberry Hill Road, said monument being the northeast corner of the property conveyed to Arthur H. Allen Jr., by Deed of Record in Book 4257, Page 896, of the Register's Office of Sumner County, Tennessee; Thence with the southerly margin of Strawberry Hill Road, along a curve to the right (1=23 degrees, 55 minutes, 04 seconds; R=173.95 feet) a distance of 72.61 feet to an iron pin; thence, North 47 degrees, 29 minutes, 20 seconds East, 223.27 feet to an iron pin; thence, along a curve to the left (1=21 degrees, 36 minutes, 45 seconds; R=548.91 feet) a distance of 207.05 feet to an iron pin; Thence, North 25 degrees, 52 minutes, 37 seconds, East, 220.49 feet to an iron pin; thence along

a curve to the left (1=03 degrees, 30 minutes, 25 seconds; R-891.13 feet) a distance of 54.54 feet to an iron pin; thence, leaving said roadway, South 49 degrees, 45 minutes, 19 seconds East, 351.52 feet to an iron pin; thence, following along a drainage creek, South 43 degrees, 12 minutes, 14 seconds West, 313.86 feet to an iron pin; thence, South 48 degrees, 09 minutes, 20 seconds West, 200.16 feet to an iron pin; thence, South 38 degrees, 17 minutes, 05 seconds West, 175.45 feet to an iron pin; thence, South 81 degrees, 54 minutes, 31 seconds West 83.54 feet to an iron pin; thence North 54 degrees, 10 minutes, 29 seconds West, 198.41 feet to the point of BEGINNING, containing 4.60 acres, more or less.

Being the same property conveyed to Todd Kurzynske and wife, Melody Kurzynske by Warranty deed from Jennifer L. George, unmarried of record in Instrument No. 20010927-0104518 Register's Office for Davidson County, Tennessee, dated September 25, 2001 and recorded on September 27, 2001.

This is ☐ improved **X** unimproved property known as **7805 Strawberry Hill Road, Joelton, TN 37080.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of May, 2016.

Eric Todd Kurzynske

Melody Kurzynske

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Eric Todd Kurzynske and Melody Kurzynske, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of May, 2016.

Notary Public
My Commission Expires: 4.24.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY