Davidson County DEEDWARR
Recvd: 05/27/16 15:12 4 pgs
Fees:23.00 Taxes:462.50
20160527-0053951

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Affiant

Subscribed and sworn to before me, this 27th day of May, 2016.

Notary Public
My commission expires: 02/25/20

05-1604-66846

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
John F. Guinn	John and Mickie Guinn	016-00-0-169.00
2474 Union Hill Road	6940 Ashburn Road	
Goodlettsville TN 37072	Baxter, TN 38544	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Glenda M. Taylor**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John F. Guinn and Mickie S. Guinn, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT "A"

Being part of the same property conveyed to Thomas Leon Taylor and wife, Glenda M. Taylor by deed from Lama Terra Ltd., a Tennessee Limited Partnership, dated December 5, 1988, recorded December 7, 1988, of record in Book 7721, Page 934, Register's Office for Davidson County, Tennessee. The said Thomas Leon Taylor a/k/a T. LeonTaylor having since died on September 9, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2474 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of May, 2016.

Glenda M. Taylor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Glenda M. Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 27th day of May, 2016.

Hutch Henderson
State of Tennessee at Large

My Commission expires: 02/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

Exhibit A

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.

Tract 1

Beginning at an Iron Rod (old), the southern most southeast corner of this tract, in the north margin (25 ft. ± from centerline) of Union Hill Rd. and in the center of a private drive said Iron Rod located 896 ft. ± northwest along the centerline from the centerline intersection of Union Hill Rd. and Crocker Springs Rd. and being the southwest corner of Parcel 01600000500 belonging to Barbara McAlister as shown in Deed Book 20080806 – Pg. 0080862 and proceeding;

1) With the North margin of said road, a fence generally with the next sixteen courses, a curve to the right having an arc length of 281.41 ft., a radius of 4914.10 ft. and a chord bearing and distance of N 46°19'41" W – 281.37 ft. to an Iron Rod (old) next to a large wood fence post and being the southeast corner of Parcel 01600016800 belonging to Dorthy & Curtis Murphy as shown in Deed Book 20090714 – Pg. 0065636, thence;

2) With the southeast line of Murphy, N 48°43'59" E – 353.60 ft., to an Iron Rod (old) and at the south edge of a small lake, thence;

3) Continuing with Murphy, N 42°26'34" W – 87.00 ft., to an Iron Rod (old) in the east line of Parcel 01600007700 belonging to Sadie E. Pewitt as shown in Deed Book 20090805 - Pg. 0073203, thence;

4) With the southeast line of Pewitt, N 47°59'29" E, crossing through the edge of said small lake at about 100 ft. and continuing in all 486.55 ft. to an Iron Rod (old), thence;

5) With the northeast line of Pewitt, N 40°37'48" W – 30.27 ft. to an Iron Rod (new), thence;

6) A new division by the following ten courses running with a fence: N 43°25'26" E – 17.77 ft.; N 66°33'53" E – 69.80 ft.; N 11°40'10" W – 44.20 ft.; S 70°56'43" E – 46.45 ft.; S 50°20'45" E – 11.53 ft.; S 89°33'07" E – 25.70 ft.; N 51°22'56" E – 102.88 ft.; N 61°31'47" E 16.31 ft.; N 83°54'08" E – 58.89 ft.; N 75°57'49" E – 81.55 ft. to an Iron Rod (new), Iron Rod is further located S 54°08'24" E – 73.7 ft. from an Iron Rod (old), in a southwest line of Parcel 01600022200 belonging to Caroline Allen & David Duran as shown in Deed Book 20110203 Pg. 0009820, thence;

7) With a southwest line of Allen/Duran, S 54°08'24" E, crossing a hollow at about 75 ft. and continuing in all 285.87 ft., with a fence, to an Iron Rod (old), fence turns southwest from this point, thence;

8) S 76°09'54" E, crossing a hollow at about 50 ft. and continuing in all 266.42 ft., to an Iron Rod (new), in a fence row located about 21 ft. west of an old fence (down), in the west line of Parcel 01600025200 belonging to Twila K. & James N. Brent as shown in Deed Book 9597 - Pg. 921, thence;

9) S 10°05'54" W – 182.89 ft. to an Iron Rod (old), generally along a fence, the northwest corner of Parcel 01600007200 belonging to Michael A. Krantz & Patrick L. Krantz as shown in Deed Book 20120914 – Pg. 0083805, thence;

10) With the west line of Krantz, S 7°23'28" W – 364.56 ft., to an Iron Rod (new) in a fence row, having a Tennessee State Plane Coordinate of North: 729748.62 ft. – East: 1726137.32 ft. with a corresponding Geodetic Coordinate of 36°20'06.9982" North Latitude and 86°49'22.1908" West Longitude thence;

11) A new line, N 82°09'27" W, crossing a hollow at about 240 ft. and continuing in all 525.72 ft. to an Iron Rod (new) in the northeast line of said McAlister, thence;

12) N 38°36'34" W – 170.21 ft. to an Iron Rod (old) in a fence and at a gate, thence;

13) S 51°24'36" W, a fence running irregular with this line and passing a gate at about 200 ft. and continuing in all 468.73 ft. to an Iron Rod (new), in the northwest edge of said private drive, having a Tennessee State Plane Coordinate of North: 729661.00 ft. – East: 1725143.91 ft. with a corresponding Geodetic Coordinate of 36°20' 06.0490" North Latitude and 86°49'34.3228" West Longitude, thence;

14) S 45°29'34" W – 198.53 ft. to the Point of Beginning containing 16.038 Acres more or less according to a survey by Marvin T. Wright R.L.S. # 2054 of Tennessee.

True Copy Certification

I, **Rachelle Caudill**, 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, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

My Commission Expires: 02/25/20