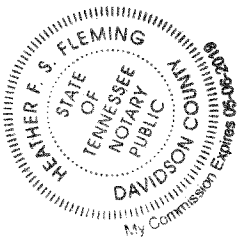
Davidson County DEEDWARR
Recvd: 06/13/16 14:21 3 pgs
Fees:18.00 Taxes:314.50

20160613-0059618

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of June, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gregoire S. Blachon and Katherine Fitzpatrick	Gregoire S. Blachon and Katherine Fitzpatrick	057 00 0 039.00
(NAME)	(NAME)	
4505 Sulphur Creek Rd	4505 Sulphur Creek Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eighty-Five Thousand And No/100 Dollars ($85,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marilyn Kay Vick**, a single woman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gregoire S. Blachon and Katherine Fitzpatrick**, 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:

BEGINNING at an iron rod being the Northeast corner of this property and being a common corner with the Woodring property as of record in Deed Book 5611, Page 199, Register's Office of Davidson County, Tennessee and being on the Western property line of the Woodring property as of record in Deed Book 4546, Page 397, Register's Office of Davidson. County, Tennessee; thence with the Woodring's Western property line, South 08 Degrees 35' 00" West, 780.83 feet to an iron rod being in a fence line and being on the Northern property line of the Geist Trustees property as of record in Deed Book 9761, Page 519, Register's Office of Davidson County, Tennessee; thence with the Geist Trustees Northern property line and following a fence line, South 86 degrees 04' 30" West, 101.61 feet to a point; thence North 77 Degrees 51' 34" West, 240.03 feet to a point; thence North 88 Degrees 18' 47" West, 188.62 feet to a point; thence South 78 Degrees 18' 04" West, 162.19 feet to a point; thence North 84 Degrees 11' 55" West, 255.56 feet to a point; thence South 88 degrees 56' 42" West, 127.47 feet to a point; thence North 76 Degrees 24' 28" West, 34.57 feet to a point; thence South 82 Degrees 26' 53" West, 109.25 feet to an iron rod being a common corner with the Waffird property as of record in Deed Book 9727, Page 798, Register's Office of Davidson County, Tennessee; thence with the Waffird's Eastern property line, North 01 Degree 19' 11" East, 726.75 feet to an iron rod being a common corner with the Woodring property as of record in Deed Book 5611, Page 199, Register's Office of Davidson County, Tennessee; thence with

the Woodring's Southern property line, North 88 Degrees 59' 01" East, 1334.49 feet to the Point of Beginning and containing therein 21.55 plus or minus acres.

And

A certain right of way and utility easement in and to that certain tract or parcel of real estate situated in Davidson, State of Tennessee, and being further described as follows, to-wit:

Being a fifty (50) foot strip of land located in Nashville, Davidson County, Tennessee and running across the Brumit and Woodring property as of record in Deed Book 4546, Page 394 and the Woodring property as of record in Deed Book 4546, Page 397, both of record in the Register's Office of Davidson County, Tennessee and the centerline of said easement being more particularly described as follows: Commencing at a point being a common corner with the Brumit and Woodring property as of record in Book 4546, Page 394 and the Phillips property as of record in Deed Book 3163, Page 563, both of record in the Register's Office of Davidson County, Tennessee and being the Southern right of way of Sulphur Creek Road; thence with said right of way and with a curve to the right having a radius of 1942.24 feet, a delta of 02 Degrees 17'00" and an arc length of 77.40 feet to a point being in the center of an existing drive and being the POINT OF BEGINNING; thence generally following said drive, South 32 Degrees 20' 49" West, 22.05 feet to a point; thence with a curve to the right having a radius of 150.00 feet, a delta of 38 Degrees 50'41" and an arc length of 101.70 feet to a point; thence South 71 Degrees 11' 29" West, 84.61 feet to a point; thence South 63 Degrees 38' 45" West, 104.16 feet to a point; thence South 00 Degrees 00' 58" East, 26.23 feet to a Point; thence with a curve to the right having a radius of 70.00 feet, a delta of 63 Degrees 51' 15" and an arc length of 78.01 feet to a point; thence South 63 Degrees 50' 16" West, 159.80 feet to a point; thence with a curve to the right having a radius of 80.00 feet, a delta of 50 Degrees 01' 01" and an arc length of 69.84 feet to a point; thence North 66 Degrees 08' 42" West, 20.67 feet to a point; thence with a curve to the left having a radius of 60.00 feet, a delta of 34 Degrees 44' 21" and an arc length of 36.38 feet to a point; thence South 79 Degrees 06' 57" West, 138.96 feet to a point; thence South 72 Degrees 25' 08" West, 77.49 feet to a point; thence with a curve to the right having a radius of 200.00 feet, a delta of 13 Degrees 17' 31" and an arc length of 46.40 feet to a point; thence South 85 Degrees 42' 39" West 77.33 feet to a point; thence with a curve to the left having a radius of 100.00 feet, a delta of 26 Degrees 59' 18" and an arc length of 47.10 feet to a point; thence South 58 Degrees 43' 21" West, 40.12 feet to a point; thence with a curve to the right having a radius of 450.00, a delta of 48 Degrees 29' 12" and an arc length of 380.81 feet to a point terminating at the Eastern property line of the property above conveyed.

Being the same property conveyed to Marilyn Kay Vick by Deed from Ernest J. Woodring and wife, Laura L. Woodring dated April 23, 1998 and recorded May 6, 1998 in Book 10918, Page 201, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 0 Sulphur Creek Rd, Nashville, TN 37218

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, has 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 our hands this .7th day of June 2016.

Marilyn Kay Vick

Marilyn Kay Vick

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Marilyn Kay Vick the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of June, 2016.

Notary Public

My Commission Expires:

(SEAL)

HEATHER F. S. FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law. .

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018

File Number: GRN-163366FC