BILL GARRETT, Davidson County
Trans:T20160056997 DEEDWARR
Recvd: 07/05/16 13:44 2 pgs
Fees:13.00 Taxes:296.61
20160705-0068527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,165.00

Hannah Showmaker
Affiant

Subscribed and sworn to before me, this 30TH DAY OF JUNE, 2016.

Ernest D Bennett III
Notary Public

MY COMMISSION EXPIRES: 7/8/19
(AFFIX SEAL)

ERNEST D. BENNETT, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 8, 2019

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trey Wilson and Hannah Showmaker, husband and wife	Same As New Owner (NAME)	01200008500
920 Woodmont Blvd, Apt RD (ADDRESS)	(ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we J. Kenneth Williams and Juanita Williams, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Trey Wilson and Hannah Showmaker, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED APRIL 24, 2007 AND REVISED 05/25/2007 KNOWN AS JOB NO, 070069 AS FOLLOWS:
BEGINNING AT AN IRON PIN FOUND ON THE NORTHERLY MARGIN OF BAKER ROAD, SAID POINT OF BEGINNING BEING SOUTHWEST CORNER OF THIS TRACT AND ALSO BEING THE SOUTHEAST CORNER OF THE TEEN CHALLENGE INTERNATIONAL NASHVILLE (DOC # 2000606300078443 AND D.B. 4322, PAGE 575, R.O.D.C., TN); THENCE WITH THE TEEN CHALLENGE LINE N 15 DEGREES 37' 53" E 527.57' TO 10" MAPLE TREE IN FENCE LINE; THENCE N 13 DEGREES 46' 34" E 258.83' TO AN EXISTING IRON PIN; THENCE N 04 DEGREES 45' 26' E 440.57' TO AN IRON PIN SET IN THE LINE OF CSX RAILROAD; THENCE WITH CSX S 60 DEGREES 28' 47" E 769.47' TO AN IRON PIN SET; THENCE LEAVING THE RAILROAD S 27 DEGREES 32' 57" W 1174.55' TO AN IRON PIN SET ON THE MARGIN OF BAKER ROAD; THENCE WITH THE MARGIN OF BAKER ROAD (25' FROM CENTERLINE) N 42 DEGREES 25' 43" W 132.43' TO AN IRON PIN SET; THENCE N 59 DEGREES 27' 18" W 133.30' TO AN IRON PIN SET; THENCE N 70 DEGREES 51' 34" W 172.36' TO THE POINT OF BEGINNING, CONTAINING 15,04 ACRES MORE OR LESS.

LESS AND EXCEPT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED APRIL 24, 2007 AND REVISED 05/25/2007 KNOWN AS JOB NO. 070069 AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE NORTHERLY MARGIN OF BAKER ROAD, SAID POINT OF BEGINNING BEING SOUTHWEST CORNER OF THIS TRACT AND ALSO BEING 305.66 EAST OF SOUTHEAST CORNER OF THE TEEN CHALLENGE INTERNATIONAL NASHVILLE (DOC # 200060630-0078443 AND D.B. 4322, PAGE 575, SAID REGISTER'S OFFICE); THENCE WITH THE LINE OF TRACT 4 OF THIS SURVEY N 20 DEGREES 55' 13" E 1145,60' TO AN IRON PIN SET ON THE MARGIN OF CSX RAILROAD PROPERTY; THENCE WITH CSX S 60 DEGREES 28' 47" E 256.82' TO AN IRON PIN; THENCE LEAVING CSX S 27 DEGREES 32' 57" E 1174.55 TO AN IRON PIN SET ON THE MARGIN OF BAKER ROAD; THENCE WITH THE MARGIN OF SAID ROAD (25' FROM THE CENTERLINE) N 42 DEGREES 25' 43" W 132.43' TO THE POINT OF BEGINNING, CONTAINING 5,02 ACRES MORE OR LESS.

WARRANTY DEED
(Continued)

BEING THE SAME PROPERTY CONVEYED TO J. KENNETH WILLIAMS AND JUANITA WILLIAMS, HUSBAND AND WIFE BY WARRANTY DEED
FROM WAYNE ALAN STREUR, TRUSTEE OF THE WAYNE ALAN STREUR TRUST DATED MAY 19, 1989, BY INSTRUMENT NO. 20120507-0039123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as Tract 4 Baker Rd, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my/our hand(s) this 30th day of June, 2016.

J. Kenneth Williams

Juanita Williams

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Kenneth Williams and Juanita Williams, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2016.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072