BILL GARRETT, Davidson County
Trans:T20160062237 DEEDWARR
Recvd: 07/20/16 08:50 2 pgs
Fees:13.00 Taxes:2775.00
20160720-0074709

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me this 18TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
Melvil Le Rhun	SAME AS NEW OWNER (NAME)	02300008700
2531 Flamingo Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37207 (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 Sharon J. Eden, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Melvil Le Rhun, 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:

LAND IN THE 10TH FORMERLY THE 22ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY HICKERSON MILLER-SURVEYORS DATED MARCH 28, 1957, BEING A PART OF THE JOHN BUTTERWORTH TRACT AND MARKED "A" ON SAID SURVEY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF LICKTON PIKE, BEING 25 FEET MORE OR LESS EAST OF THE CENTER LINE OF SAID PIKE IN A CREEK BEING THE SOUTHWEST CORNER OF TRACT "A" IN AN OLD TREE LINE IN THE ORIGINAL SOUTH LINE OF THE OF THE J. R. ROSSON PURCHASE OF 141.6 ACRES MORE OR LESS ; THENCE WITH THE CENTER LINE OF SAID CREEK, AS FOLLOWS: NORTH 20 DEG. 30' EAST 203 FEET; NORTH 56 DEG. 45' EAST 153 FEET; NORTH 26 DEG. 30' EAST 118 FEET; NORTH 44 DEG. 30' EAST 138 FEET TO A POINT IN THE SOUTH LINE OF A ROAD IN THE CENTER OF SAID CREEK, A CORNER OF TRACT "B" THENCE WITH THE LINE BETWEEN TRACTS "A" AND "B" ALONG THE CENTER OF SAID CREEK, NORTH 66 DEG. 30' EAST 79 FEET TO A POINT; THENCE LEAVING SAID CREEK, ALONG AN OLD FENCE LINE, AS FOLLOWS: SOUTH 70 DEG. EAST 205 FEET; SOUTH 82 DEG. 30' EAST 130 FEET; SOUTH 3 DEG. 30' WEST 480 FEET TO AN OLD PLANTED STONE AT A FENCE CORNER BEING THE ORIGINAL SOUTHEAST CORNER OF SAID ROSSON PURCHASE; THENCE WITH ROSSON'S ORIGINAL SOUTH LINE ALONG OLD TREE LINE, NORTH 86 DEG. WEST 715 FEET TO THE POINT OF BEGINNING, CONTAINING 6.8 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS TO LICKTON PIKE AS SET OUT IN BOOK 6406, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SHARON J. EDEN BY DEED DATED JULY 27, 1992 FROM FIRST AMERICAN NATIONAL BANK OF RECORD IN BOOK 8685, PAGE 810, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 5387 Lickton Pike, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 18th day of July, 2016.

Sharon J. Eden

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my ~~hand and~~ official seal, this the 18th day of July, 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