File Box 243

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160082017 DEEDWARR
Recvd: 09/19/16 14:12 3 pgs
Fees:18.00 Taxes:340.40
20160919-0098384

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Horace Michael Suggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Horace Michael Suggs and Nona Rhea Suggs, Trustees of the Suggs Revocable Living Trust Dated 2/5/15	Horace Michael Suggs and Nona Rhea Suggs, Trustees of the Suggs Revocable Living Trust Dated 2/5/15	00500000302
(NAME)	(NAME)	
2587 Plumnelly Lane	2587 Plumnelly Lane	00500003700
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073	Greenbrier, TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James R. Owens, Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Horace Michael Suggs and Nona Rhea Suggs, Trustees of the Suggs Revocable Living Trust Dated 2/5/15, and any amendments thereto, their successors in interest,,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 8485 Greenbrier Road, Joelton, TN 37080
(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 hands this 16th day of September, 2016.

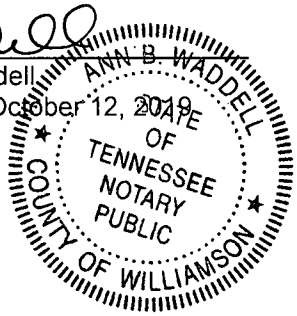
James R. Owens, Jr.

State of Tennessee
County of Williamson

Personally appeared before me James R. Owens, Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of September, 2016.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019



File No.: 2016-083

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT NO. 1: (Tax ID 00500000302)

Land in the 14th Civil District of Davidson County, Tennessee, according to a survey by Steve Draper, April 1, 1963, as follows:

BEGINNING at a point in the intersection of the center line of Greenbrier Road and Huffman Road; thence with the center of said Huffman Road, north 55 deg. 15' west 55 feet; thence south 18 deg. east 303 feet; thence South 6 deg. east 150 feet; thence south 84 deg. east 270 feet to the center of Greenbrier Road; thence with the same in a northwesterly direction 439 feet to the beginning, containing 2 acres, more or less.

TRACT NO. 2: (Tax ID 00500003700)

Land in the 14th Civil District of Davidson County, Tennessee, according to a survey by J. Bruce Rainey, Surveyor #823, dated 8/30/79, and revised 10/22/79, and known as Job No. 79-181 as follows:

BEGINNING at an iron pin, said iron pin being on the westerly right of way (25' from centerline) of Greenbrier Road and also being the northeast corner of this tract and the southeast corner of the James R. Owens property of record in Deed Book 3573, page 20, R.O.D.C., Tennessee; thence with the westerly right of way of Greenbrier Road on a curve to the right, having a radius of 973.61 feet and a long chord of 50.00 feet, said chord having a bearing of S 2 deg. 41' 56" West, a distance along the curve of 50.00 feet to an iron pin; thence leaving the westerly right of way of Greenbrier Road and severing the R. J. John, Jr. property and the L.A. Lesemann property N 87 deg. 40' 52" W 251.39 feet to an iron pin, said iron pin being the easterly line of the James P. Huffman property of record in Deed Book 4120, page 727, R.O.D.C., Tennessee; thence with Huffman's easterly line N 10 deg. 02' 32" E 50.00 feet to an iron pin, said iron pin being the southwest corner of the aforesaid Owen's property; thence with Owens southerly line S 87 deg. 47' 13" E 245.00 feet to the point of beginning, containing 0.28 acres, more or less.

Being the same property conveyed to James R. Owens, Jr. by deed from James R. Owens and wife, Hazel Lois Owens dated November 20, 2000, of record in Instr. No. 20001122-0115440, Register's Office for Davidson County, Tennessee.

This property is being sold as is.

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantees. Subject to the rights and claims of parties in possession.