Box 14
G28923-5

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16099314** BILL GARRETT, Davidson County Trans:T20160092583 DEEDWARR Recvd: 10/20/16 09:05 2 pgs Fees:13.00 Taxes:1259.85 20161020-0110793	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,500.00. Affiant Subscribed and sworn to before me, this 19th day of October, 2016. Notary Public My Commission Expires: DEBORAH MOONEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paula L. Ropp 7563 Bidwell Road Joelton TN 37080	New Owner	Tax Parcel ID No. 008-00-0-200.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patrick D. O'Rourke and Sheila Anne Warren, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Paula L. Ropp, a single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the west right of way of Bidwell Road, said point being 100.00 feet around a curve to the right (N 42 deg. 33' 57 W 99.84 feet) North of the northeast corner of the Gayron C. Lytle property, as recorded in Deed Book 7089, page 92, of the Register' s Office for said County; thence leaving Bidwell Road, S 69 deg. 41' 34 W, 375.40 feet to an iron pin set in the north margin of a private road; thence with the north margin of said road, N 51 deg. 23' 21 W 275.99 feet to an iron pin set; thence with the north margin of said road 51 deg. 13' 43 W 432.41 feet to an iron pin set, the TRUE POINT OF BEGINNING; thence with the north margin of said road, N 51 deg. 13' 43 W 410.96 feet to an iron pin set; thence leaving said margin of said road, N 08 deg. 25' 14 W, 531.96 feet to the centerline of Long Creek; thence N 84 deg. 16' 59 E 109.66 feet with the centerline of Long Creek; thence N 80 deg. 57' 45 E 178.12 feet with the centerline of Long Creek; thence S 36 deg. 42' 20 E 163.87 feet with the centerline of Long Creek; thence S 31 deg. 15' 40 W 164.10 feet with the centerline of Long Creek; thence S 24 deg. 57' 20 E 140.16 feet with the centerline of Long Creek; thence S 06 deg. 46' 20 E 89.65 feet with the centerline of Long Creek; thence S 35 deg. 20' 25 E 242.90 feet to an iron pin set on the south bank of Long Creek; thence S 38 deg. 46' 20 W 175.21 feet to the true point of beginning, containing 5.194 acres, more or less.

Together with an easement for Access and Utility Easement of record in Instrument No. 20160928-0102509, said Register's Office.

Being the same property conveyed to PATRICK D. O'ROURKE and wife, SHEILA ANNE WARREN by deed from MARK HUGHES, of record in Instrument No. 20040219-0019194, dated February 13, 2004, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 008-00-0-200.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

~~Lack of ingress and egress to and from the subject property.~~

Easement for the flow of the water of Long Creek and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the water of Long Creek, free from diminution or pollution.

No insurance is afforded as to the acreage or square footage contained in the insured property.

This is improved property located at 7563 Bidwell Road Joelton TN 37080

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of October, 2016.

Patrick D. O'Rourke

Sheila Anne Warren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick D. O'Rourke and Sheila Anne Warren, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018