BILL GARRETT, Davidson County
Trans:T20160099252 DEEDWARR
Recvd: 11/09/16 13:24 2 pgs
Fees:13.00 Taxes:185.00
20161109-0118641

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
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
Isaac X. Wood, unmarried and Flor Barraza as tenants in common with right of survivorship	Isaac X. Wood	P/O 00800002100
	(NAME)	
709 Comanche Ct.	709 Comanche Ct.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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 Michele L. Coon and Misty D. Hobbs, unmarried as tenants in common with right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Isaac X. Wood, unmarried and Flor Barraza as tenants in common with right of survivorship, 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:

BEING A TRACT OF LAND IN THE 1ST COUNCIL DISTRICT OF DAVIDSON COUNTY TENNESSEE, AND A PORTION OF THAT PROPERTY CONVEYED TO MICHELE COON & MISTY HOBBS IN DB 20151014 0104563, R.O.D.C.T., MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY BY ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095 DATED 03/23/16 AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN AT A 60" OAK TREE, SAID PIN BEING A COMMON CORNER TO W.B. LAIN MAP 8, PCL 24 T.A.O.D.C.T., AND THE MOST NORTHEAST CORNER TO HEREIN DESCRIBE TRACT; THENCE WITH SAID LAIN S 07°20'46" W, 745.39' TO AN EXISTING IRON PIN IN THE LINE OF DONNA WELDON MAP 8, PCL 27 T.A.O.D.C.T.; THENCE NOW LEAVING SAID LINE WITH SAID WELDON N 80°03'09" W, 571.82' TO A POINT IN A BRANCH, PASSING AN EXISTING WITNESS PIN ON THE EASTERLY BANK; THENCE WITH SAID BRANCH N 36°21'17" W,25.00'; THENCE NOW LEAVING SAID BRANCH WITH A NEW LINE N 47°20'44" E, 915.56' TO THE POINT OF BEGINNING CONTAINING 5.149 ACRES.

THE ABOVE DESCRIBED TRACT IS SERVED BY A 25' INGRESS, EGRESS & PRIVATE UTILITY EASEMENT PER AGREEMENT OF RECORD AS INSTRUMENT NO. 20160830-0090522, SAID REGISTER'S OFFICE, LYING UPON AND ACROSS THE PARENT PARCEL DESCRIBED AS FOLLOWS BEGINNING AT AN EXISTING IRON PIN AT A 60" OAK TREE, SAID PIN BEING THE MOST NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE S 47°20'44" E, 100.00'; THENCE N 42°39'16" W,25.01'; THENCE N 47°20'44" E, 111.98'; THENCE S 81°28'15" E, 966.90'; THENCE N 61°51'25" E, 298.34' TO A POINT IN THE SOUTHWESTERLY MARGIN OF WHITES CREEK PIKE (HIGHWAY 431);
THENCE WITH SAID MARGIN S 39°15'35" E, 25.44' TO AN EXISTING IRON PIN THENCE NOW LEAVING SAID MARGIN S 61°51'25" W, 311.59' TO AN EXISTING IRON PIN; THENCE N 81°28'15" W, 963.14' TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO MICHELE L. COON, UNMARRIED & MISTY D. HOBBS, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY DEED FROM JEREMY SCOTT JOHNSON, TRUSTEE OF THE JOHNSON FARM TRUST, DATED DECEMBER 8, 2008, OF RECORD IN INSTRUMENT NO. 20151014-0104563, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALL OF THE PROPERTY CONVEYED BY MICHELE L. COON AND MISTY D. HOBBS TO MICHELE L. COON AND MISTY D. HOBBS, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM OF RECORD AS INSTRUMENT 20160913-0096134, SAID REGISTER'S OFFICE.

WARRANTY DEED
(Continued)

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

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

unimproved (X)
This is improved ( ) property, known as 0 Whites Creek Pike, 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 hand(s) this 4th day of November, 2016.

Michele L. Coon

Misty D. Hobbs

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michele L. Coon and Misty D. Hobbs, unmarried as tenants in common with right of survivorship, 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 4th day of November, 2016.

Notary Public

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

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