BILL GARRETT, Davidson County
Trans:T20160099257 DEEDWARR
Recvd: 11/09/16 13:30 2 pgs
Fees:13.00 Taxes:185.00
20161109-0118718

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: 7/2/2018

(AFFIX SEAL)

DANIEL A. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Catherine M. Poole and Hannah M. Poole	Catherine M. Poole	Plo 00800002100
(NAME)	(NAME)	
452 Moss Trail, J-10	452 Moss Trail, J-10	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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 Catherine M. Poole and Hannah M. Poole, 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:

PROPERTY DESCRIPTION
5.348 ACRES

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 07/27/16 AS FOLLOWS:
BEGINNING AT AN EXISTING IRON PIN IN THE SOUTHWESTERLY MARGIN OF WHITES CREEK PIKE,
SAID PIN BEING THE MOST NORTHEAST CORNER TO R.A. CHAMBERLAIN IN (DB 2602, PG 553 RODCT), AND THE MOST EAST SOUTHEAST CORNER TO HEREIN DESCRIBED TRACT; THENCE NOW LEAVING SAID MARGIN WITH SAID CHAMBERLAIN S 61°51'25" W, 311.59' TO AN EXISTING IRON PIN, A COMMON CORNER TO W.B. LAIN; THENCE NOW LEAVING SAID CHAMBERLAIN WITH SAID LAIN N 81°28'15" W, 963.14' TO AN EXISTING IRON PIN AT A LARGE OAK TREE; THENCE NOW LEAVING SAID LINE WITH A NEW LINE S 47°20'44" W, 915.56' TO A POINT IN A CREEK; THENCE WITH SAID CREEK FOR THE NEXT FIVECALLS: N 36°21'17" W, 128.68'; THENCE N 03°43'02" E, 50.92'; THENCE N 31°31'28" W,157.47'; THENCE N 76°55'12" W, 62.26'; THENCE N 31°04'57" W, 50.00'; THENCE NOW LEAVING SAID CREEK WITH A NEW LINE N 71°15'09" E, 943.65' TO A SET IRON PIN; THENCE S 81°28'15" E, 980.45'; THENCE N 61°51'25" E, 298.34' TO A POINT IN THE SOUTHWESTERLY MARGIN OF PREVIOUS SAID WHITES CREEK PIKE; THENCE WITH SAID MARGIN S 39°15'35" E, 25.44' TO THE POINT OF BEGINNING CONTAINING 5.348 ACRE

THE ABOVE DESCRIBED TRACT IS SUBJECT TO A 25' INGRESS, EGRESS & PRIVATE UTILITY EASEMENT SERVING A 5.149 ACRES TRACT, PER AGREEMENT OF RECORD AS INSTRUMENT 20160830-0090522, SAID REGISTER'S OFFICE, AND DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIN AT A 60" OAK TREE, A CORNER TO W.B. LAIN IN (DB 838, PG 250 RODCT), 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 AND MISTY D. HOBBS, UNMARRIED, AS TENANTS IN COMMON WITH REIGHT OF SURVIVORSHIP, BY DEED OF RECORD AS INSTRUMENT 20151014-0104563, REGISTER'S OFFICE FOR DAVIDSON

WARRANTY DEED
(Continued)

DEED OF RECORD AS INSTRUMENT 20151014-0104563, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALL OF THE PROPERTY CONVEYED BY MICHELE L. COON AND MISTY D. HOBBS, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, TO MICHELE L. COON AND MISTY D. HOBBS, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, OF RECORD AS INSTRUMENT 20160913-0096135, SAID REGISTER'S OFFICE.

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: 7/7/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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