BILL GARRETT, Davidson County
Trans:T20160099873 DEEDWARR
Recvd: 11/10/16 16:10 3 pgs
Fees:18.00 Taxes:729.55
20161110-0119338

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
CIARA PROPERTIES, a Tennessee General Partnership 510 S. Main Street Springfield, Tennessee 37172	Same	P/O 011-00-0-006.00 P/O 011-00-0-005.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROGER DALE WOOD, a single person, and PATRICIA DARLENE WOOD, a single person,** having been divorced by Final Decree, Davidson County, Tennessee, Circuit Court No. 06D2796, have this day bargained and sold, and do hereby transfer and convey unto the said **CIARA PROPERTIES, a Tennessee General Partnership,** its successors, and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract 1

Beginning at an iron pin (new), in the westerly margin of Greer Road, said iron pin being located from an iron pin (old), in the westerly margin of Greer Road, the southeast corner of Lot 2, of the Patricia Wood Lots, being a plat of record in Plat Book 8250, Page 305, RODCT, S 13°57'45" W, 193.69 feet; thence, S 11°21'30" W, 70.42 feet; thence, S 08°45'15" W, 413.95 feet; thence, S 15°10'29" W, 95.05 feet; thence, S 21°35'43" W, 205.81 feet; thence, S 19°12'16" W, 27.11 feet; thence, S 16°48'49" W, 166.00 feet; thence, S 56°40'38" W, 192.29 feet, **to the point of beginning,** the northeast corner of this tract and continuing with the westerly margin of Greer Road, as follows: N 83°27'33" W, 188.67 feet; thence with a curve to the left, having a radius of 140.00 feet, an arc distance of 89.77 feet, and a chord bearing and distance of S 78°10'20" W, 88.24 feet to an iron pin (new), in the westerly margin of Greer Road, a corner of a tract of land which belongs to Gary F. Hahn, having a deed reference in Deed Book 7360, Page 296, RODCT; thence with the boundary of said tract of land which belongs to Gary F. Hahn, as follows: N 81°14'36" W, 311.68 feet to an iron pin (old); thence, N 04°32'59" W, 242.39 feet to a fence post (old); thence, N 10°14'44" W, 134.62 feet to a fence post (old), a corner of said tract of land which belongs to Gary F. Hahn; thence with a new line, as follows: S 88°30'02" E, 539.68 feet to an iron pin (new); S 11°45'36" E, 419.64 feet, to the point of beginning, containing **5.03 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a/ Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated June 8, 2016.

Being part of the same property conveyed to ROGER DALE WOOD AND WIFE, PATRICIA WOOD, by Raymond L. Barrett, Clerk and Master, in a deed of record which is recorded in Deed Book 5247, Page 962, RODCT, and a portion of that property which was conveyed to Roger D. Wood, et ux, by

Kenneth E. Cantrell, in a deed of record which is recorded in Deed Book 8614, Page 176, RODCT.

Tract 2

Beginning at an iron pin (new), in the westerly margin of Greer Road, said iron pin being located from an iron pin (old), in the westerly margin of Greer Road, the southeast corner of Lot 2, of the Patricia Wood Lots, being a plat of record in Plat Book 8250, Page 305, RODCT, S 13°57'45" W, 193.69 feet; thence, S 11°21'30" W, 70.42 feet; thence, S 08°45'15" W, 413.95 feet; thence, S 15°10'29" W, 95.05 feet; thence, S 21°35'43" W, 23.77 feet, **to the point of beginning,** the northeast corner of this tract and continuing with the westerly margin of Greer Road, as follows: S 21°35'43" W, 182.04 feet; thence with a curve to the left, having a radius of 325.00 feet, an arc distance of 27.12 feet, and a chord bearing and distance of S 19°12'16" W, 27.11 feet; thence, S 16°48'49" W, 166.00 feet; thence with a curve to the right, having a radius of 150.00 feet, an arc distance of 208.73 feet, and a chord bearing and distance of S 56°40'38" W, 192.29 feet to an iron pin (new), in the northerly margin of Greer Road; thence with a new line, as follows: N 11°45'36" W, 419.64 feet to an iron pin (new); thence, N 88°30'02" W, 539.68 feet to a fence post (old), a corner of a tract of land which belongs to Gary F. Hahn, having a deed reference in Deed Book 7360, Page 296, RODCT; thence with the boundary of said tract of land which belongs to Gary F. Hahn, as follows: N 12°22'45" W, 68.70 feet to a fence post (old); thence, N 17°59'10" W, 71.29 feet to a fence post (old); thence, N 29°37'21" W, 158.72 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Gary F. Hahn; thence with a new line, S 76°54'10" E, 1052.20 feet, to the point of beginning, containing **5.55 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a/ Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated June 8, 2016.

Being part of the same property conveyed to ROGER DALE WOOD AND WIFE, PATRICIA WOOD, by Raymond L. Barrett, Clerk and Master, in a deed of record which is recorded in Deed Book 5247, Page 962, RODCT, and a portion of that property which was conveyed to Roger D. Wood, et ux, by Kenneth E. Cantrell, in a deed of record which is recorded in Deed Book 8614, Page 176, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater for this transfer is $197,175.00

Subscribed and sworn to before me,
this 8th of November, 2016.
My Commission Expires: 2/25/2020

Affiant

Notary Public

JUDY C. ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 8 day of November, 2016.

Roger D. Wood
ROGER DALE WOOD

Patricia Darlene Wood
PATRICIA DARLENE WOOD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **ROGER DALE WOOD and PATRICIA DARLENE WOOD,** the within named bargainors, 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 at Goodlettsville, Tennessee, this the 8 day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY