WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160100685 DEEDWARR
Recvd: 11/15/16 11:06 2 pgs
Fees:13.00 Taxes:288.60

20161115-0120258

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 3-13-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Austin T. Burton	New Owner	048000174.00
(NAME)	(NAME)	
5115 Whites Creek Pike		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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, We, **David G. Lilly and wife, and Roberta C. Lilly,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Austin T. Burton, married,** 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:

Being a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the southerly margin of Burton Hollow Road, the common corner of this tract and Tract No. 4; thence along the common line of said two tracts as follows: S 8 deg. 46 min. 45 sec. W 801.45 feet; S 27 deg. 03 min. 05 sec. E 76.84 feet; S 79 deg. 25 min, E 679.85 feet; S 12 deg. 18 min. 43 sec. W 283.26 feet; S 7 deg, 25 min. 55 sec. W 294.81 feet; S 76 deg. 36 min. W 800.00 feet and N 64 deg. 23 min. 44 sec. W 874.89 feet to a point in the easterly margin of a 50-foot public utility and access easement; thence along said margin as follows: along a curve having a radius of 200.00 feet, a distance of 56.51 feet; N 29 deg. 53 min. 11 sec. W 15.56 feet; along a curve to the right, having a radius of 125.0 feet, a distance of 83,88 feet; thence N 8 deg. 33 min. 49 sec. E 323 feet and along a curve to the right, having a radius of 691.20 feet, a distance of 521.05 feet to a point, the common corner of this tract and Tract No. 6; thence along the common line of said two tracts, as follows: S 83 deg. 14 min. 42 sec. E 750.0 feet; S 45 deg. 07 min 56 sec. E 753.88 feet; N 76 deg. 36 min. E 271.06 feet; N 7 deg. 25 min. 55 sec. E 262.26 feet; N 12 deg. 18 min. 43 sec. E 233.86 feet; N 79 deg. 25 min. W 652.91; N 27 deg. 03 min. 05 sec. W 117.59 feet; N 8 deg. 46 min. 45 sec. E 801.97 feet to a point in the southerly margin of Burton Hollow Road; thence in a northeasterly direction along the said margin 52.39 feet to the point of beginning, containing 21,48 acres, more or less, and being Tract No. 5 on the Map of Division of Jesse F. Burton Estate, prepared by Southern Land Surveying Co,, dated February 6, 1973.

INCLUDING BUT EXCLUDING the following 2.70 acres conveyed to Martha B. Underwood by deed dated August 2, 1980, of record in Book 5633, page 244, Register's Office for Davidson County, Tennessee:

Beginning at an iron pin on the south margin of Burton Hollow Road, same being the N.E. Corner of Tract No. 5 as deeded to James Larkins; thence, leaving the road, South 8 deg. 46 min. 45 sec. West, 801.45 feet to a point; thence, South 27 deg. 03 min. 05 sec. East 76.84 feet to a point; thence, South 79 deg. 25 min, 00 sec. East 679.85 feet to a point; thence, South 12 deg. 18 min. 43 sec. West 283.26 feet to a point; thence, South 7 deg. 25 min. 55 sec. West 294.61 feet to a point; thence, South 76 deg. 36 min. 00 sec. West 270.00 feet, more or less, to a point; thence, North 45 deg. 07 min. 56 sec. West 60.00

feet to a point; thence, North 76 deg. 36 min. 00 sec. E. 271.06 feet to a point; thence, North 7 deg. 25 min. 55 sec. E. 262.27 feet to a point; thence, North 12 deg. 18 min. 43 sec. E. 233.86 feet to a point; thence, North 79 deg. 25 mil). 00 sec. W. 652.91 feet to a point; thence, North 27 deg. 03 min. 05 sec. W. 117.59 feet to a point; thence, North 8 deg. 46 min. 45 sec. E., 801.97 feet to a point on the south margin of Burton Hollow Road; thence, with the south margin of Burton Hollow Road, North 81 deg. 38 min. 23 sec. E. 52.43 feet to an iron pin, the point of beginning, containing 2.70 acres, more or less.

Being the same property conveyed to David G. Lilly and wife, Roberta C. Lilly, by Warranty Deed from Jason Lilly, dated 12/22/15 and of record in Instrument No. 20160112-0003083, in the Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 18.72 acre Burton Hollow Road, Whites Creek, TN 37189

(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 10th day of November, 2016.

David G. Lilly

Roberta C. Lilly

State of Tennessee
County of Rutherford

Personally appeared before me David G. Lilly and Roberta C. Lilly, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of November, 2016.

Notary Public Kristin L. Brown
My Commission Expires: 3-13-19

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

File No.: 21591