BILL GARRETT, Davidson County
Trans:T20160102912 DEEDWARR
Recvd: 11/21/16 14:19 3 pgs
Fees:18.00 Taxes:277.50
20161121-0122772

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.
Steve J. Truman and wife, Evelyn L. Truman 1437 Dividing Ridge Road Goodlettsville, Tennessee 37072	Same	P/O 011-00-0-105.00 011-00-0-029.00

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 D. WOOD, a single person, and PATRICIA DARLENE WOOD, a single person,** have this day bargained and sold, and do hereby transfer and convey unto the said **STEVE J. TRUMAN and wife, EVELYN L. TRUMAN,** their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Beginning at an iron pin (old), in the easterly margin of Greer Road, a corner of a tract of land which belongs to Donald R. Driscoll, having a deed reference Instrument No. 20020909-0108769, RODCT, the northwest corner of this tract and continuing with the boundary of said tract of land which belongs to Don Driscoll, as follows:
S 82°31'49" E, 349.66 feet to a fence post (old);
thence, S 84°26'49" E, 231.72 feet to an iron pin (new);
thence, N 01°51'43" E, 10.09 feet to an iron pin (new);
thence, S 84°17'12" E, 58.43 feet, to an iron pin (new), in the southerly boundary of said tract of land which belongs to Donald R. Driscoll;
thence with a new line, as follows:
S 01°51'43" W, 154.06 feet to an iron pin (new);
thence, S 44°37'27" E, 331.13 feet to an iron pin (new);
thence, N 77°02'18" W, 681.36 feet to an iron pin (new);
thence, N 81°32'49" W, 289.16 feet to an iron pin (new), in the easterly margin of Greer Road;
thence with the easterly margin of Greer Road, as follows:
N 16°48'49" E, 161.13 feet;
thence with a curve to the right, having a radius of 275.00 feet, an arc distance of 22.95 feet, and a chord bearing and distance of N 19°12'16" E, 22.94 feet;
thence, N 21°35'43" E, 88.21 feet, to the point of beginning, containing **5.00 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, revised September 26, 2016.

The above described tract of land is subject to a portion of a 25' Easement of record in Deed Book 5247, Page 962, RODCT, and shall be abandoned and replaced with the following described 50' Ingress, Egress and Utility Easement, as follows:

50' Ingress, Egress and Utility Easement

Beginning at a point in the easterly margin of Greer Road, said point being located from an iron pin (old), in the easterly margin of Greer Road, a corner of a tract of land which belongs to Donald R. Driscoll, having a deed reference Instrument No. 20020909-0108769, RODCT,
S 21°35'43" W, 88.21 feet;
thence, S 19°12'16" W, 22.94 feet;
thence, S 16°48'49" W, 135.86 feet, **to the point of beginning,** the northwest corner of this easement, and continuing with a new line, as follows:
S 81°32'49" E, 286.47 feet;
thence, S 77° 02' 18" E 57.22 feet;
thence, N 33°05'10" E, 78.25 feet;
thence, N 52°40'41" E, 85.76 feet;
thence, N 85°35'48" E, 73.18 feet;
thence, S 60°16'14" E, 122.71 feet;
thence, S 69°42'02" E, 149.80 feet;
thence, S 44°37'27" E, 245.78 feet to an iron pin (new);
thence, N 77°02'18" W, 93.28 feet;
thence, N 44°37'27" W, 155.92 feet;
thence, N 69°42'02" W, 142.81 feet;
thence, N 60°16'14" W, 111.48 feet;
thence, S 85°35'49" W, 43.06 feet;
thence, S 52°40'41" W, 62.35 feet;
thence, S 33°05'10" W, 104.55 feet;
thence, N 77°02'18" W, 90.18 feet;
thence, N 81°32'49" W, 292.92 feet to a point in the easterly margin of Greer Road;
thence with the easterly margin of Greer Road, as follows:
with a curve to the left, having a radius of 200.00 feet, an arc distance of 20.59 feet, and a chord bearing and distance of N 19°45'49" E, 20.58 feet;
thence, N 16°48'49" E, 30.14 feet, to the point of beginning, containing **1.21 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 September 26, 2016.

The above described tract of land and easement on Tax Map 11, is part of Parcel's 29 and 105, in the Tax Assessor's Office for Davidson County, Tennessee.

Being part of the same property conveyed to ROGER DALE WOOD AND WIFE, PATRICIA WOOD, by deed from Hershel Rayburn Adcock and wife, Janice C. Adcock of record in Book 5751, Page 52, Register's Office for Davidson County, Tennessee, (RODCT) dated November 23, 1980, and a portion of of that property which was conveyed to Roger D. Wood, et ux, by Raymond L. Barrett, Clerk and Master, in a deed of record which is recorded in Deed Book 5247, Page 962, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me,
this 18 of November, 2016.

Notary Public

My Commission Expires: 01/11/2017

RUSSELL E. [illegible]
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (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 Grantees, their (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 18 day of November, 2016.

Roger D. Wood
ROGER D. 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 D. 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 18 day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY