Davidson County DEEDWARR
Recvd: 01/18/17 10:04 4 pgs
Fees:23.00 Taxes:381.10
20170118-0005226

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
16-2215

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of January, 2017

Notary Public
Commission Expires: 3-14-17

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevin S. Davis & Julie A. Davis 1109 Livingfield Ct. Gallatin, TN 37066	New Owner	075 05 0 03300

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

William Sample, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin S. Davis and Julie A. Davis, husband and wife,

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:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to William Sample by Quitclaim Deed from Betty G. Brent of record in Instrument No. 20020208-0017492, dated 02/01/2002 and recorded on 02/08/2002, in the Register's Office for Davidson County, Tennessee.

Subject property is unimproved property and has never been the primary residence of the herein named Grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is unimproved property known as: 0 Hills Lane, Hermitage, TN 37076.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of January, 2017.

William Sample

STATE OF TENNESSEE,
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Sample** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of January, 2017.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/21/17

EXHIBIT "A"

Property is located in east central Davidson County, north of U.S. Hwy 70 and west of Old Hickory Boulevard, and is bounded on the north by Hill Lane, on the east by property belonging to Homer Allen of record in Deed Book 8203, Page 563, also on the east by property belonging to the Southgate Baptist Church of record in Deed Book 10345, Page 639; bounded on the south by lots 1126 through 1129 of Hermitage Hills S/D, Section 9; on the west by lots 936 through 946 of Hermitage Hills S/D, Section 8, and lots 1, 2, and 4 of Hermitage Place, Section 1; and on the north by properties belonging to Myles Owens of record in Deed Book 4508, Page 714; Dora Robertson of record in Deed Book 8315, Page 665; J. Martin of record in Deed Book 5930, Page 947; and by E.A. Jenkins of record in Deed Book 4422, Page 378 and being more specifically described as follows:

Beginning on an iron pin set 7.64' east of the northwest corner of lot 1126 and the northeast corner of lot 1127 of Hermitage Hills, Sect. 9, and being the southeast corner of the herein described tract and the southwest corner of the Southgate Baptist Church property; thence with the north line of Sect. 9, N-86° 09' 58"-W, 238.69' to an iron pin set at the northwest corner of lot 1129 and the northeast corner of lot 946 of Hermitage Hills, Sect. 8; thence N-89° 05' 00"-W, 7.46' to an iron pin set at the southeast corner of lot 945 of Sect. 8; thence N-03° 05' 00"-E, 145.29' to an iron pin found in concrete; thence N-03° 14' 25"-E, 24.84' to a point in the center of a proposed 50' street; thence S-86° 55' 00"-E, 15.00' to a point in the center of said proposed street; thence N-02° 49' 31"-E, 24.92' to an iron pin found in concrete; thence continuing with Sect. 8 or Hermitage Hills S/D N-03° 05' 00"-E, 130.32' to an iron pin; thence N-19° 20' 00"-E, 85.50' to an iron pin found by a fence post; thence N-02° 43' 00"-E, 255.40' to an iron pin set at the northeast corner of lot 940 and the southeast corner of 939 of Sect. 8; thence N-04° 24' 57"-W, 225.36' to a pin found in concrete at a corner of lot 937; thence N-86° 16' 00"-W, 60.00' to an iron pin set; thence N-04° 10' 00"-E, 140.00' to an iron pin found in concrete; thence N-49° 01' 28"-W, 103.76' to a concrete monument; thence N-49° 27' 30"-W, 134.06' to an iron pin found by a fence corner; thence N-74° 26' 53"-W, 43.05 to an existing iron pin by the fence, thence N-74° 26' 53"-W, 35.52' to a point, the northwest corner of the herein described tract and the southwest corner of Owens; thence with Owens, Robertson, Martin and Jenkins lines the following; S-87° 07' 09"-E, 384.67' to an old existing iron pin in a fence; thence S-68° 50' 27"-E, 2.97' to an existing iron at an old fence corner; thence S-86° 29' 16"-E, 131.27' to an iron pin at an old fence corner; thence N-04° 00' 27"-E, 329,53' to an existing iron pin on the south margin of Hill Lane, thence S-86° 31' 09"-E, 16.50' to an iron pin set on the south margin of Hill Lane, thence S-03° 50' 48"-W, 943.77' to an iron pin set in a fence line; thence S-89° 16' 40"-E, 43.70' to an existing iron pin at an old fence corner; thence S-04° 29' 02"-W, 567.98' to an old, wooden corner fence post; thence S-09° 47' 00"-E, 11.43' to an iron pin, the point of beginning and containing 6.913 acres, more or less according to a survey by Galyon W. Northcutt, TN RLS #1529, dated May 16, 2002.

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

