Davidson County DEEDWARR Recvd: 01/31/17 12:26 3 pgs Fees:18.00 Taxes:1461.50 **20170131-0010286**

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$395,000.00**
|
|Affiant

Warranty Deed

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|day of January, 2017.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 6/28/17
|(AFFIX SEAL)

WILLIAM S CORLEW STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Maltempo Kimberly B. Maltempo 2052 and 2054 Shaw Road Goodlettsville, TN 37072	New Owner	024-231.00 AND 024-020.00

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, we,

George Williams and Julie Williams, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John M. Maltempo and Kimberly B. Maltempo, 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:

TRACT NO. ONE

Land in Davidson County, Tennessee, described as Tract No. 1 according to a survey by Ray G. Cole, Tennessee Surveyor, License No. 924, dated November 12, 1997, and revised December 3, 1997, as follows:

BEGINNING at an iron pin set in the northerly margin of Shaw Road, a corner to R. E. Owens (Deed Book 2272, Page 601), and being the most southeast corner of this tract; thence with said road North 86 deg. 36' 31" West, 50.00 feet to an iron pin set in the margin of said road, a corner to Tract No. 2, this survey; thence leaving said road, North 00 deg. 59' 33" East, 637.32 feet to an iron pin set, thence North 11 deg. 06' 08" West, 1000.20 feet to an iron pin set, a corner to said Tract No. 2 and a corner to Noble E. Cummings (Deed Book 3312, Page 451); thence North 76 deg. 45' 31" East, 435.30 feet to an iron pin set, a corner to said Cummings and a corner to Mike Hosey (Deed Book 5651, Page 635); thence South 05 deg. 40' 26" West, 493.77 feet to an iron pin found, a corner to said Hosey and a corner to Dorothy R. Sutherland and Judy S. Moore (Deed Book 8418, Page 182); thence South 06 deg. 28' 59" West, 763.37 feet to an iron pin found; corner to said Sutherland and Moore and a corner to said Owens; thence South 06 deg. 55' 20" West, 475.00 feet to the beginning.

TRACT NO. TWO

Land in Davidson County, Tennessee, described as Tract No. 2, according to a survey by Ray G. Cole, Tennessee Surveyor, License No. 924, dated November 12, 1997, and revised December 3, 1997, as follows:

BEGINNING at an iron pin found in the northerly margin of Shaw Road, a corner to Martha L. Morgan (Deed Book 6992, Page 284), and being the most southwest corner of this tract; thence leaving said road, North 00 deg. 42' 08" West, 628.24 feet to an iron pin found, a corner to said Morgan; thence North 82 deg. 11' 20" West, 215.19 feet to an iron pin found, a corner to said Morgan and a corner to Tract No. 3, this survey; thence North 45 deg. 04' 12" West, 669.55 feet to an iron pin set, a corner to Tract No. 3, this survey and a corner to James D. Scott, Jr. (Deed Book 7151, Page 699); thence North 58 deg. 17' 33" East, 280.12 feet to an iron pin found, a corner to said Scott; thence with said Scott and then the line of Lynda S. Woodard (Deed Book 8388, Page 809) North 06 deg. 53' 02" East, 677.03 feet to an iron pin found in the line of said Woodard, a corner to Noble E. Cummings (Deed Book 3312, Page 451); thence North 89 deg. 22' 15" East, 206.25 feet to an iron pin set, a corner to said Cummings; thence South 11 deg. 30' 32" East, 344.98 feet to an iron pin set, a corner to said Cummings, and a corner to Tract No. 1, this survey; thence South 11 deg. 06' 08" East, 1000.20 feet to an iron pin set; thence South 00 deg. 59' 33" West, 637.32 feet to an iron pin set in the northerly margin of said Shaw Road, a corner to said Tract No. 1; thence North 86 deg. 36' 31" West, 81.31 feet to the beginning.

Being the same property conveyed to George and Julie Williams by Quitclaim deed from Julie W. Williams dated August 5, 2003 of record in Instrument Number 20030805-0110794, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to Restrictive Covenants contained in Book 10751, Page 260 and Instrument Number 20030805-0110794, Register's Office for Davidson County, TN.
3) Property is subject to easement for Private Sewer and Driveway granted to George and Julie Williams of record in Instrument Number 20030819-0120118, said Register's Office.
4) Property is subject to easement for Private Sewage Disposal and Driveway granted to George and Julie Williams of record in Instrument Number 20030821-0121679, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2052 and 2054 Shaw Road, Goodlettsville, TN 37072**
(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 our hand(s) this 31st day of January, 2017.

George Williams

Julie Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Williams and Julie Williams, with whom I am personally acquainted, (or who 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, at office, this 31st day of January, 2017.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 02/21/2017