WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170018912 DEEDWARR
Recvd: 03/06/17 09:10 4 pgs
Fees: 28.00 Taxes: 657.77

20170306-0021635

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,777.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Eric Matracia	new owner	37-55
(NAME)	(NAME)	
4299 Little Marrowbone Creek Rd.		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170247

For and 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, Ronald Glenn Alphin and Melinda Kurtz Sampson and Edward Gene Kurtz, Jr. , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Eric Matracia, 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. :

A certain tract or parcel of land in the First Civil District of Davidson County, Tennessee, described according to a survey dated September 22, 1988, by Donald R. Carver, Registered Land Surveyor, Number 271, as follows:

Beginning at a point on the southern margin of Little Marrowbone Creek Road, said point being the northeast corner of Vernon S. Allen and the northwest corner of this tract; thence with road margin and Marrowbone Creek, N 76° 30' 00" E 227.62 feet to a point on the margin of Little Marrowbone Creek Road and in Marrowbone Creek; thence leaving said margin and creek S 42° 15' 00" E 361.27 feet to an iron pin; thence, S 71° 41' 40" W 188.06 feet to a point; thence S 05° 45' 00" W 428.65 feet to a point; thence S 17° 47' 00" W 1518.27 feet to a point on Henery A. Jones line; thence with Jones line, S 82° 00' 00" W 376.50 feet to a point; thence leaving Jones line, N 09° 00' 00" W 375.50 feet to a point, thence N 33° 25' 00" E 1254.19 feet to a point; thence N 00° 55' 00" W 556.92 feet to a point; thence, N 09° 10' 00" W 231.65 feet to the point of beginning, containing 17.74 acres, more or less.

Being the same property whereby a life estate was vested in Ethel A. Kurtz and/or Geneva A. Alphin, or the survivor of them, with the remainder interest vested in Ethel A. Kurtz, as to an undivided 35% interest and Geneva A. Alphin, as to an undivided 65% interest, as tenants in common, , said property being conveyed and vested heretofore described by deed from Leroy Allen, Vernon S. Allen, Florence Gaddis, Hubert E. Allen, Jr., Edward Gene Kurtz, Jr. and Melinda K. Sampson, dated November 22, 1988, of record in Book 7713, page 214, Register's Office for Davidson County, Tennessee. The said Geneva A. Alphin having since died on January 15, 2001 and by her Will of record in Docket No. 01P99, the interest of Geneva A. Alphin was devised to Ronald Glenn Alphin. The said Ethel A. Kurtz having since died on March 20, 2016 and by Affidavit of Heirship of record in Instrument No. 20170306-0021634 Register's Office for Davidson County, Tennessee, her sole heirs at law are Edward Gene Kurtz, Jr. and Melinda Kurtz Sampson.

Unimproved ☐

This is improved ☒ property, known as 4299 Little Marrowbone Creek Rd., Joelton, TN 37080
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 28th day of February, 2017

Ronald Glenn Alphin

STATE OF North Carolina
County OF Moore)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronald Glenn Alphin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of February, 2017.

Rebecca C Barker
Notary Public
My Commission Expires: March 24, 2019

REBECCA C. BARKER
NOTARY PUBLIC
Harnett County
North Carolina
My Commission Expires Mar 24, 2019

Witness my hand this 28 day of February, 2017

Melinda Kurtz Sampson

STATE OF MISSOURI)
County OF JACKSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Melinda Kurtz Sampson, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 of February, 2017.

Notary Public
My Commission Expires: 05/25/2020

CALI NORRIS
Notary Public - Notary Seal
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES MAY 25, 2020
COMMISSION #16917401

Witness my hand this 28 day of February 2017

Edward Gene Kurtz, Jr.

STATE OF Idaho
County OF Bannock

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Edward Gene Kurtz, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 of February, 2017.

Notary Public
My Commission Expires: 8-3-2020

JOYCE HOPKINS-MONDAY
NOTARY PUBLIC
STATE OF IDAHO
COMMISSION EXPIRES 08/02/2020