BILL GARRETT, Davidson County
Trans:T20170026613 DEEDWARR
Recvd: 03/29/17 15:25 4 pgs
Fees:23.00 Taxes:555.00
20170329-0030802

This Instrument Prepared By:
Bottorff & Kavin, PLC
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027
(615) 373-1652 (BSL)

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Sarah Baggette 2136 Glen Haven Drive Nolensville, TN 37135	Owner	Part of 187-00-0-02100

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 150,000.00 .

Barbara S. Lamb
State of Tennessee Notary Public
Williamson County

Affiant

My Commission Expires:

December 16, 2017

Subscribed and sworn to before me this 13th day of March, 2017.

Notary Public

****

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I,** PAUL H. TUNE ("Grantor") by these presents do hereby transfer, and convey to SARAH BAGGETTE ("Grantee") her heirs and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

Being a 5.039, more or less, acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc. which is attached hereto as EXHIBIT "A".

BEING a PART OF the same property conveyed to PAUL H. TUNE from Martha Ann Tune Lynn as evidenced by deed of record in Instrument No. 20140804-0069687, Register's Office Davidson County, Tennessee, and further being the same property conveyed by Quitclaim from Paul H. Tune to Paul H. Tune *for the purpose of creating a separate parcel from a larger tract,* of record in Instrument #20161216-0132290, said Register's Office.

For purposes of further identification, a Boundary and Division Survey is attached hereto as "EXHIBIT B", with subject property identified as Tract 2 on the said Survey.

This is unimproved property located on Battle Road, Nolensville, TN.

This conveyance is subject to: Property Taxes for 2017 and subsequent years to the Trustee for the Metropolitan Government for Nashville and Davidson County, Tennessee, not yet due and payable. Any rollback taxes to be assessed as a result of the property placed in Greenbelt are the responsibility of the Grantor.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to SARAH BAGGETTE, her heirs and assigns forever.

AND the Grantor does hereby covenant with SARAH BAGGETTE, that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said real property to the said SARAH BAGGETTE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 13th day of March, 2017.

GRANTOR:

PAUL H. TUNE

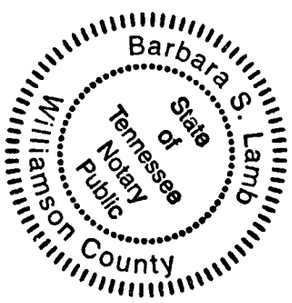
STATE OF TENNESSE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, BARBARA S. LAMB, a Notary Public in and for said State and County, the within named PAUL H. TUNE, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nolensville, Tennessee, this 13th day of March 2017.

My Commission Expires:

December 16, 2017



Notary Public

Prepared by: Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

EXHIBIT "A"

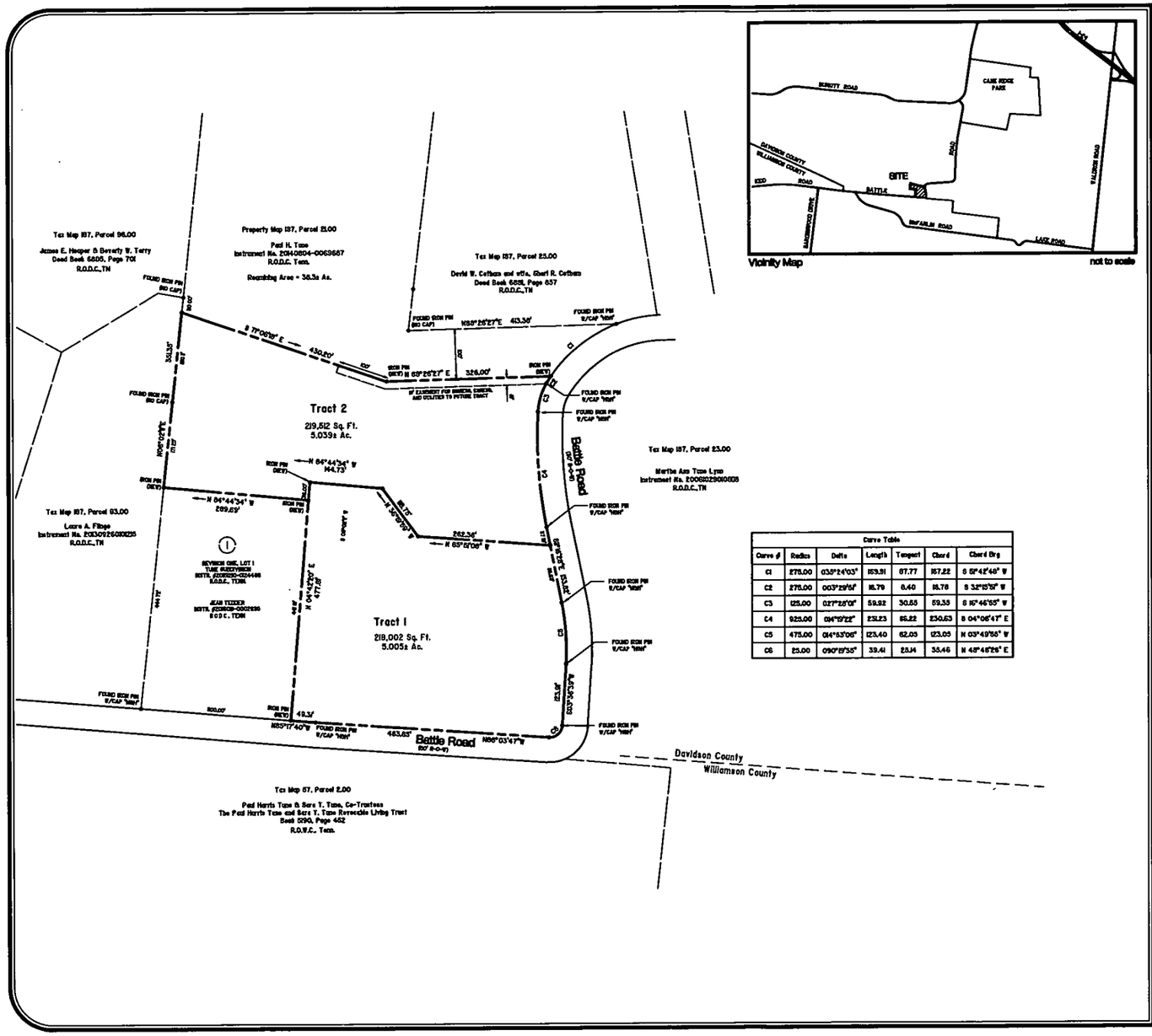
Property Description
Portion of
Paul H. Tune Property

TRACT TWO

Being a 5.039 more or less acre tract of land lying in the 31st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Paul H. Tune, as evidenced by deed of record at Instrument Number 20140804-0069687, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. #1660, dated December 9, 2016, as follows:

Starting at an iron pin (old) on the westerly margin of Battle Road (50 foot right-of-way), said point being a southeasterly corner of the David M. Cotham et ux property of record in Deed Book 6881 page 857, Register's Office Davidson County, Tennessee, and a northeasterly corner of the afore-said Tune Property;
Thence with said margin of Battle Road, and with a curve to the left having a radius of 275.00 feet through a central angle of 35 Degrees 24 Minutes 03 Seconds, an arc length of 169.91 feet, a chord bearing and distance of South 51 Degrees 42 Minutes 48 Seconds West, 167.22 feet to an iron pin set this survey, the **Point of Beginning;**
Thence continuing with said margin of Battle Road, and with a curve to the left having a radius of 275.00 feet through a central angle of 03 Degrees 29 Minutes 51 Seconds, an arc length of 16.79 feet, a chord bearing and distance of South 32 Degrees 15 Minutes 51 Seconds West, 16.78 feet to an iron pin (old);
Thence continuing, and with a curve to the left having a radius of 125.00 feet through a central angle of 27 Degrees 28 Minutes 01 Seconds, an arc length of 59.92 feet, a chord bearing and distance of South 16 Degrees 46 Minutes 55 Seconds West, 59.35 feet to an iron pin (old);
Thence continuing, and with a curve to the left having a radius of 925.00 feet through a central angle of 14 Degrees 19 Minutes 22 Seconds, an arc length of 231.23 feet, a chord bearing and distance of South 04 Degrees 06 Minutes 47 Seconds East, 230.63 feet to an iron pin (old);
Thence continuing South 11 Degrees 16 Degrees 28 Seconds East a distance of 37.19 feet to an iron pin set this survey, said point being the most southeasterly corner of the herein-described tract;
Thence leaving said margin of Battle Road, and with a new line, severing said Tune Property, the following four calls:
North 85 Degrees 51 Minutes 08 Seconds West a distance of 262.36 feet to an iron pin (new);
Thence North 36 Degrees 19 Minutes 59 Seconds West a distance of 118.75 feet to an iron pin (new);
Thence North 84 Degrees 44 Minutes 34 Seconds West a distance of 144.73 feet to an iron pin (new);

Thence South 04 Degrees 42 Minutes 20 Seconds West a distance of 36.00 feet to an iron pin set at the most northeasterly corner of Lot 1 on the plan of Revision One, Lot One, Tune Subdivision, of record at Instrument Number 20151210-0124466, Register's Office Davidson County, Tennessee ;
Thence with the northerly line of said Lot 1,
North 84 Degrees 44 Minutes 34 Seconds West a distance of 289.69 feet to an iron pin set in the easterly line of the Laura A. Flingo Property of record at Instrument Number 20130926-0101215, Register's Office Davidson County, Tennessee ;
Thence with the easterly line of said Flingo Property,
North 06 Degrees 02 Minutes 11 Seconds East, passing an existing iron pin at 171.23 feet, a total distance of 351.35 feet to an iron pin (new);
Thence leaving Flingo's easterly line, and with a new line, severing said Tune Property, South 71 Degrees 06 Minutes 18 Seconds East a distance of 430.20 feet to an iron pin (new);
Thence North 88 Degrees 26 Minutes 27 Seconds East a distance of 326.00 feet to the Point of Beginning, containing 219,512 Square Feet or 5.039 Acres, more or less.



NOTES

1. PROPERTY MAP 187, A PORTION OF PARCEL 21.
2. SITE ACREAGE: TRACT ONE
   219,002 SQUARE FEET OR 5.003± AC.
   TRACT TWO
   219,512 SQUARE FEET OR 5.039± AC.
3. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
4. DEED REFERENCES: MAP 187, PAR. 21
   PAUL H. TUNE
   INSTRUMENT NO. 20140804-0069687
   R.O.D.C. TENN.
5. NO INTERIOR IMPROVEMENTS
7. PROPERTY LIES WITHIN ZONE "X" (NOT A SPECIAL FLOOD HAZARD AREA) PER F.E.M.A. COMMUNITY PANEL NO. 47037C0435F, EFFECTIVE DATE APRIL 20, 2001 (PANEL NOT PRINTED)

CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

MARK E. LOWRANCE
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1660

Boundary and Division Survey

portion of

Property Map 187 parcel 21

Nashville, Tennessee
31st Council District, Davidson County

PREPARED FOR

Paul H. Tune

Date: December 9, 2016
Scale: 1" = 100'

Anderson, Delk, Epps & Associates Inc.
618 GRASSMERE PARK DRIVE - SUITE 4
NASHVILLE, TENNESSEE 37211
(615)331-0809

14-104