WARRANTY DEED

File #17050

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

BILL GARRETT, Davidson County
Trans:T20170027317 DEEDWARR
Recvd: 03/31/17 12:16 2 pgs
Fees:13.00 Taxes:1590.63

20170331-0031577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/1/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter J. Towle, Jr.	First Federal Bank	-029-00-0-090.00
(NAME)	(NAME)	
5845 Happy Hollow Lane	Cell E College St	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Dickson, TN 37055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **James Pipkins and Monica Pipkins, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter J. Towle, Jr., an unmarried man and Morgan P. Martin, an unmarried woman, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Tract 1 of record in Deed Book 2651, Page 111, Register's Office for Davidson County, Tennessee, and further known as Tract 2, containing 6.81 acres, more or less, as shown on a survey by Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, License No. 1536, dated December 5, 2000, and being more particularly described as follows:

BEGINNING at an iron pin (new) at the terminus of Happy Hollow Lane, being 25.00 feet from the northerly margin of said road; thence with a new line N32°21'28"W, 164.92 feet to an iron pin (new); thence, with the new line, N02°00'00"E, 393.01 feet to an iron pin (new); thence, with a new line, N88°00'00"W, 296.88 feet to an iron pin (new) at the easterly line of a tract of land which belongs to Steven Thurman, or record in Book 8675, Page 800, said Register's Office; thence, with the easterly line of said Steven Thurman, N02°00'00"E, 344.97 feet to a fence post corner (old), a common corner of said Steven Thurman, and Lot 19, Bernard Hills, having a plat reference in Plat Book 5200, Page 387, said Register's Office, and Lot 2 of Collins Two-Lot Subdivision of record in Plat Book 7900, Page 146, said Register's Office; thence with the southerly line of said Lot 2 of Collins Two-Lot Subdivision, S87°51'29"E, passing a common corner to Lots 1 and 2 of Collins Two-Lot Subdivision, and passing a common corner to Lot 1 of Collins Two-Lot Subdivision, and a tract of land belonging to Kenneth Steimle, of record in Book 5438, Page 9, said Register's Office, in all 576.71 feet to a fence post corner (old), a common corner to said Kenneth Steimle, and a tract of land which belongs to Terry Feller, of record in Book 6712, Page 340, said Register's Office; thence with the westerly line of said Terry Feller, S06°25'38"W, 583.70 feet to an iron pin (new); thence, S08°26'11"W, 205.18 feet to an iron pin (new) at a common corner to Terry Feller and a tract of land belonging to James Hitchcock, of record in Book 7347, Page 17, said Register's Office; thence with said James Hitchcock as follows: N69°07'31" W. 121.62 feet to a fence post corner (old); thence S22°47'07"W, 59.21 feet to a fence post corner (old); thence S72°51'35"E, 17.35 feet to an iron pin (new); thence, S08°34'07"E., 43.11 feet to a fence post corner (old); thence, S18°51'49"W, 25.00 feet to the point of beginning.

Being part of the same property conveyed to James Pipkins and wife, Monica Pipkins, as tenants by the entirety by Warranty deed from Gary Earhart, Donnie Leon Earhart and Gary Earhart, personal representative for the Estate of Vera Mae Earhart of record in Instrument No. 20010109-0002851 Register's Office for Davidson County, Tennessee, dated January 5, 2001 and recorded on January 9, 2001.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 5845 Happy Hollow Lane, Joelton, TN 37080

(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 my hand this 29th day of March, 2017.

James Pipkins

Monica Pipkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, James Pipkins and Monica Pipkins, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2017.

My commission expires: 12-19-20

Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027