Davidson County DEEDWARR
Recvd: 04/03/17 16:08 3 pgs
Fees:18.00 Taxes:777.00
20170403-0032509

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2017.

Notary Public
My commission expires: 11/5/19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY EVELYN WATKINS MY COMMISSION EXPIRES 11-05-2019

02-1610-50076

Address of New Owner:	Send Tax Bills to:	Tax Information:
Red Diamond	Southern Bank of Tennessee	P/O 011-00-0-006.00
2873 Greer Road	1499 N. Mt. Juliet Rd.	P/O 011-00-0-005.00
Goodlettsville TN 37072	Mt. Juliet, TN 37122	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ciara Properties, a Tennessee General Partnership**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Red Diamond**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin (new), in the westerly margin of Greer Road, said iron pin being located from an iron pin (old), in the westerly margin of Greer Road, the southeast corner of Lot 2, of the Patricia Wood Lots, being a plat of record in Plat Book 8250, Page 305, Register's Office for Davidson County, TN.
S 13°57'45" W, 193.69 feet; thence, S 11°21'30" W, 70.42 feet; thence, S 08°45'15" W, 413.95 feet; thence S 15°10'29", W 95.05 feet; thence S 21°35'43" W, 205.81 feet; thence S 19°12'16" W, 27.11 feet; thence S 16°48'49" W, 166.00 feet; thence S 56°40'38" W, 192.29 feet, to the point of beginning, the northeast corner of this tract and continuing with the westerly margin of Greer Road, as follows: N 83°27'33" W, 188.67 feet; thence with a curve to the left, having a radius of 140.00 feet, an arc distance of 89.77 feet, and a chord bearing and distance of S 78°10'20" W, 88.24 feet to an iron pin (new), in the westerly margin of Greer Road, a corner of a tract of land which belongs to Gary F. Hahn, having a deed reference in Deed Book 7360, Page 296, Register's Office for Davidson County, TN.; thence with the boundary of said tract of land which belongs to Gary F. Hahn, as follows: N 81°14'36" W, 311.68 feet to an iron pin (old);
thence, N 04°32'59" W, 242.39 feet to a fence post (old);
thence, N 10°14'44" W, 134.62 feet to a fence post (old), a corner of said tract of land which belongs to Gary F. Hahn; thence with a new line, as follows:
S 88°30'02" E, 539.68 feet to an iron pin (new); S 11°45'36" E, 419.64 feet, to the point of beginning, , as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, TN 37172, dated June 8, 2016.

For Informational Purposes only: survey references this property to contain 5.03 acres.

Being part of the same property conveyed to Roger D. Moore and wife, Darlene Wood by deed from Kenneth E. Cantrell and wife, Jean N. Cantrell, dated April 28, 1992, recorded April 30, 1992, of record in Book 8614, Page 176, Register's Office for Davidson County, Tennessee.

Also, being part of the same property conveyed to Roger D. Moore and wife, Patricia Darlene Wood by deed from Raymond L. Barrett, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, dated January 27, 1978, recorded January 31, 1978, of record in Book 5247, Page 962, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Ciara Properties, a Tennessee General Partnership by deed from Roger Dale Wood, a single person and Patricia Darlene Wood, a single person, dated November 8, 2016, recorded November 10, 2016, of record in Instrument No. 20161110-0119338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2873 Greer Road, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of March, 2017.

Ciara Properties, a Tennessee General Partnership

By: _____
John R. Sherrod, III, Partner

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John R. Sherrod, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Partner of Ciara Properties, A Tennessee General Partnership. and as such Partner,, he is authorized by Ciara Properties, a Tennessee General Partnership, to execute this instrument on its behalf.

Witness my hand and seal at Brentwood, TN, this 31st day of March, 2017.

_____
Notary Public at Large

My commission expires 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, _____Amy Tidwell_____, 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 _____TN_____

County of _____Williamson_____

Personally appeared before me, ____Julie Dyess_____[Name of Notary], a notary public for this county and state, _____Amy Tidwell____[Name of person making certification] 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: 8/11/20

{Notary' Seal}

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY