BILL GARRETT, Davidson County
Trans: T20170031846 DEEDWARR
Recvd: 04/17/17 13:11 2 pgs
Fees: 13.00 Taxes: 1221.00

20170417-0036954

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-7564D

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Stephen Mougin and Jana Mougin, husband and wife (NAME) | Churchill Mortgage Corporation (NAME) | 17-52 |
| 1831 Union Hill Road (STREET ADDRESS) | 761 Old Hickory Blvd. Ste 400 (STREET ADDRESS) | |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Jennifer R. Greene, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Mougin and Jana Mougin, 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#1**
**BEING located in the 10th Civil District, Davidson County, Tennessee, on the south side of Union Hill Road, and being a portion of the property of record in Instrument Number 20050308-0025501, Register's Office, Davidson County, Tennessee. See Tax Map 17, Parcel 52.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:**

**BEGINNING at an iron rod in the south margin of Union Hill Road, same being the northwest corner of this tract and the northeast corner of Darrell D. Gibson (IN 20060906-0109790, RODCT); thence with said margin along a curve proceeding clockwise, having a deflection angle of 14 degrees 05 minutes 16 seconds, a radius of 625.70 feet, a tangent length of 77.31 feet, and a chord of North 63 degrees 39 minutes 58 seconds East 153.46 feet; thence along said curve an arc length of 153.85 feet to an iron rod in said margin; thence leaving road with line of Bonnie Elizabeth Smith (DB 5258, PG 341, RODCT) South 18 degrees 06 minutes 55 seconds East 415.00 feet to an iron rod at a post; thence with line of Bonnie Elizabeth Smith and Kyle Conley (IN 20080619-0063110, RODCT) North 70 degrees 57 minutes 12 seconds East 550.91 feet to an iron rod at a metal post; thence with line of Robert K. Norman, Jr. (IN 20101123-0093730, RODCT) South 15 degrees per survey 19 minutes 11 seconds East 198.99 feet to an iron rod; thence with line of Robert K. Norman, Jr. (DB 9674, PG 61, RODCT) South 27 degrees 44 minutes 12 seconds East 306.40 feet to an iron rod; thence with line of Tract #2 of the Greene property (2.00 acres as of same date) South 45 degrees 53 minutes 13 seconds West 320.01 feet to an iron rod; thence with line of Robert K. Norman, Jr. (IN 20050620-0070387, RODCT) North 60 degrees 29 minutes 22 seconds West 383.47 feet to an iron rod at a post; thence South 63 degrees 48 minutes 29 seconds West 182.50 feet to an iron rod at a post; thence with line of Darrell D. Gibson North 19 degrees 25 minutes 07 seconds West 767.77 feet to the point of beginning containing 9.21 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated September 17, 2014.**

**ARLES SCOTT GREENE AND JENNIFER R. GREENE**
**TRACT #2 - 2.00 ACRES**

**BEING located in the 10th Civil District, Davidson County, Tennessee, south of Union Hill Road, and being a portion of the property of record in Instrument Number 20050308-0025501, Register's Office, Davidson County, Tennessee. See Tax Map 17, Parcel 52.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:**

**BEGINNING at an iron rod in the west boundary of Robert K. Norman, Jr. (DB 9674, PG 61, RODCT), same being the**

**northern most corner of this tract and the southeast corner of Tract #1 of the Greene property (9.21 acres as per survey of same date), said iron rod being South 27 degrees 44 minutes 12 seconds East 306.40 feet from the northwest corner of Robert K. Norman, Jr. (DB 9674, PG 61, RODCT) as you measure along the common line of Robert K. Norman, Jr. and said Tract #1; thence with line of Robert K. Norman, Jr. (DB 9674, PG 61, RODCT) South 27 degrees 44 minutes 12 seconds East 567.51 feet to an iron rod; thence with line of Robert K. Norman, Jr. (IN 20050620-0070387, RODCT) North 60 degrees 29 minutes 22 seconds West 567.51 feet to an iron rod; thence with line of said Tract #1 North 45 degrees 53 minutes 13 seconds East 320.01 feet to the point of beginning containing 2.00 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated September 17, 2014.**

**THE above described tract is not a separate building tract and is being added to the adjoining Robert K. Norman, Jr. property.**

BEING the same property conveyed to Arles Scott Greene and Jennifer R. Greene from Arles Burl Greene, by Quit Claim Deed dated March 7, 2005, as Instrument No. 20050308-0025501, in the Register's Office for Davidson County, Tennessee. The said Arles Scott Greene having since died January 15. 2017. Arles Scott Greene and Jennifer R. Greene were married continuously from the time the property was conveyed until the time of his death. The subject property is vested in Jennifer R. Greene as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
2. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is NOT the same as that contained in the previous deed of record. New legal description was provided to us at time of closing

This is improved property, known as 1831 Union Hill 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 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. Whenever 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/our hand(s) this 10th day of April, 2017.

Jennifer R. Greene

April 10, 2017
Date

STATE OF Florida

COUNTY OF Hillsborough }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jennifer R. Greene, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of April, 2017

My Commission Expires: September 12, 2017

Notary Public

IDA URDANETA CROUCH
Notary Public, State of Florida
Commission # FF 53579
My comm. expires Sept. 12, 2017

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**