THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170311146**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $279,900.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170037161 DEEDWARR
Recvd: 05/03/17 08:58 2 pgs
Fees:13.00 Taxes:1035.63
20170503-0043314

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rachel L. Garfi 5061 Cougar Cove Joelton TN 37080	New Owner	Tax Parcel ID No. 004-00-0-159.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Ahearn and Holly M. Ahearn, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Rachel L. Garfi, unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain real property situated In the 14th Civil District of Davidson County, Tennessee, being part of that certain 71.72 acres described In a deed from Jay Gilpen, et al., to James I. Caldwell, et al., recorded in Book 7473 at page 663 in the Register's Office for Davidson County, Tennessee, described according to a survey made by Joe M. Cummings, Registered Land Surveyor, Tennessee No. 1513, dated February 29, 1988, and described as follows, to-wit:

In order to determine the True Point of Beginning (T.P.O.B) begin at (a) the intersection of the southerly margin of Coopertown Road (25 feet from the center thereof) and the easterly margin of a 50 foot Easement for Ingress & Egress, (b) the northwest corner of the Marie Sloan Property (D.B. 6842, P. 844) and (c) the most northwest corner of the said 71.72 acres; thence with (a) the easterly margin of the said 50 foot Easement and (b) a line between the said Marie Sloan Property and the said 71.72 acres, South 0Â° 44' 00" West 780.29 feet to (a) the southwest corner of the said Marie Sloan Property and (b) an interior corner of the said 71.72 acres; thence with the easterly margin of the said 50 foot Easement (a) North 89Â° 39' 40" West 13.24 feet, (b) South 27Â° 33' 00 West 543.79 feet and (c) southwestwardly along a slight curve to the right, having a radius of 308.52 feet, 108.14 feet, (b) South 66Â° 24' 20 West 110.59 feet and (c)southwestwardly along a curve to the left, having a radius of 176.45 feet, 60.97 feet; thence leaving the said 50 foot Easement, South 43Â° 23' 20' East 822.71 feet to the line between the Vernon L. Lain Property (D.B. 5098, P. 435) and the said 71.72 acres; thence with the last mentioned line, North 75Â° 59' 00 West 314.85 feet to a point located South 75Â° 59' 00 West 437.11 feet along the last mentioned line from the northeast corner of the said Vernon L. Lain Property and the southeast corner of the said 71.72 acres; thence North 43Â° 40' 30" West 911.04 feet to the T.P.O.B., containing 5.39 acres, more or less.

Being the same property conveyed to RYAN AHEARN and HOLLY M. AHEARN, husband and wife, by deed from DOROTHY E. HALE, of record in Instrument No. 20150715-0068927, dated June 25, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 004-00-0-159.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7622, page 352, said Register's Office.

Easement for gas line of record in Book 1181, page 462, said Register's Office.
No insurance is afforded as to the acreage or square footage contained in the insured property.

This is improved property located at 5061 Cougar Cove Joelton TN 37080

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2017.

Ryan Ahearn

Ryan Ahearn

Holly M Ahearn by Ryan Ahearn

Holly M. Ahearn by Ryan Ahearn, her Attorney-in-Fact Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Ahearn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Holly M. Ahearn, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of May, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
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