# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/17 14:50 3 pgs
Fees:18.00 Taxes:810.30
**20170609-0058236**

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Justin M. Greenwell | Same | Map 003 Group 00-0 Parcel 028.00 |
| (NAME) | (NAME) | |
| 2525 Tinnin Road | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kenneth R. Isabell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Justin M. Greenwell, a single man, 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:

Land situated in the 10th Civil District of Davidson County, Tennessee, described as follows to-wit:

BEGINNING at a spike in the center of Tinnin Road, at the north edge of culvert, running south 67 deg. west 634 feet following and dividing a meandering Branch to a point in creek near a sulphur spring; thence continuing in creek and running with Truett's east line North 41 deg. West 260 feet leaving creek and cornering on a small hackberry near a fence post; thence North 19 deg. West 692 feet running with a wire fence Fletcher Mayes east boundary line to a corner fence post in a hollow; thence North 50 deg. East 189.4 feet following the wire fence, Fletcher Mayes south line to a stake Perry's northwest corner; thence South 28 deg. East 575 feet, following Perry's west boundary line to a stake in fence, Baggett's north boundary line; thence South 62 deg 30' West 197 feet following a wire fence, Baggett's north line to a corner post, Baggett's northwest corner; thence South 22 deg. 30' East 174 feet to Baggett's southwest corner this point being Burton's northwest corner; thence South 22 deg 30' East 174 feet to a corner fence post, Burton's southwest corner on north side of road; thence North 69 deg East 612 feet following a wire fence, Burton's south boundary line to a spike in center of Tinnin Road; thence South 37 deg. East 34 feet to the beginning.

Being the same property conveyed to Kenneth R. Isabell by deed from Cathay J. Isabell, being one and the same as Kathy J. Isabell, of record in Book 6344, Page 564, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to easement by Court Ordered Judgement of record in Book 5765, Page 85, said Register's Office.

This conveyance is made subject to that portion of the property extending into the center of a Creek.

unimproved ☐

This is improved ☑ property, known as 2525 Tinnin Road, Goodlettsville, TN 37072
(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 8th day of June, 2017.

Kenneth R. Isabell

STATE OF TENNESSEE

COUNTY OF Robertson

On this 8th day of June, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kenneth R. Isabell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3.24.20

Notary Public

FRANKIE J. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**CERTIFICATE OF AUTHENTICITY**

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

