

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$72,000.00~~

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13 DAY OF June, 2017.

NOTARY PUBLIC

My Commission expires: 1-10-21

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17040072

Address of New Owner	Send Tax Bills To:	Tax Information:
Joshua Grogan and Corey Wagar	Same	100-096.00
3721 Reece Road		AND
Powder Springs, GA 30127		100-097.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Jack L. Jakobik, Jr. and Gina Jakobik, husband and wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Joshua Grogan and Corey Wagar, joint tenants with rights of survivorship,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

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

TRACT 1: BEING A PARCEL OF LAND IN THE 35TH COUNCIL DISTRICT OF PEGRAM, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF POND CREEK ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EASTERLY MARGIN OF POND CREEK ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID MARGIN, ON A NEW LINE, NORTH 86 DEGREES 18 MINUTES 56 SECONDS EAST, 669.41 FEET TO AN IRON PIN SET;

THENCE, SOUTH 1 DEGREE 25 MINUTES 24 SECONDS WEST, 322.08 FEET TO AN IRON PIN SET;

THENCE, SOUTH 83 DEGREES 46 MINUTES 24 SECONDS WEST, 643.58 FEET TO AN IRON PIN SET IN THE EASTERLY MARGIN OF POND CREEK ROAD;

THENCE, WITH SAID MARGIN AND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 7 DEGREES 56 MINUTES 01 SECONDS, A RADIUS OF 2525.00 FEET, A LENGTH OF 349.63 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 3 DEGREES 19 MINUTES 15 SECONDS WEST, 349.35 FEET TO THE POINT OF BEGINNING. CONTAINING, 218,236 sq. ft. or 5.01 Acres, more or less.

TRACT 2: BEING A PARCEL OF LAND IN THE 35TH COUNCIL DISTRICT OF PEGRAM, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF POND CREEK ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Davidson County DEEDWARR
Recvd: 06/13/17 10:19 4 pgs
Fees:23.00 Taxes:266.40
20170613-0059160

BEGINNING AT AN IRON PIN SET IN THE EASTERLY MARGIN OF POND CREEK ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID MARGIN ON A NEW LINE, NORTH 83 DEGREES 46 MINUTES 24 SECONDS EAST, 643.58 FEET TO AN IRON PIN SET;

THENCE, SOUTH 1 DEGREE 25 MINUTES 24 SECONDS WEST, 378.59 FEET TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE JOEL & LINDA PLUNKETT, TRUSTEE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201306040056229-R.O.D.C., TN. NORTH 88 DEGREES 58 MINUTES 57 SECONDS WEST, 389.03 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE KEN PATTERSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 201603290029514-R.O.D.C., TN. SOUTH 72 DEGREES 24 MINUTES 39 SECONDS WEST, 211.83 FEET TO AN EXISTING IRON PIN FOUND IN THE EASTERLY MARGIN OF POND CREEK ROAD;

THENCE, WITH SAID MARGIN, NORTH 7 DEGREES 48 MINUTES 51 SECONDS WEST, 224.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 8 DEGREES 27 MINUTES 38 SECONDS, A RADIUS OF 975.00 FEET, A LENGTH OF 143.97 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 3 DEGREES 35 MINUTES 03 SECONDS WEST, 143.84 FEET TO THE POINT OF BEGINNING. CONTAINING, 218,235 sq. ft. or 5.01 Acres, more or less.

Being part of the same property conveyed to Jack L. Jakobik, Jr. an unmarried man, by Special Warranty Deed from Billy Deberry and wife, Margie Deberry, dated 01/30/02 and recorded on 03/11/02 in Instrument No. 20020311-0029836, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jack L. Jakobik, Jr., by Quitclaim Deed from Jack L. Jakobik, Jr., dated 05/26/17 and recorded on 06/02/17 in Instrument No. 20170602-0055078, Register's Office for Davidson County, Tennessee.

This is property generally located:
0 Pond Creek Road, Pegram, TN 37143

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement for the flow of the water of any creeks or streams and the rights of the public therein.
3. Rights of upper and lower riparian owners to the flow of the water of any creeks or streams, free from diminution or pollution.
4. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of any creeks or streams.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

Gina Jakobik joins in the execution of this deed to evidence her consent to the actions and conveyance by the Grantee herein. Further, she does hereby convey unto Grantees, all right, title and interest that she may have in the above-described property, however, does not join in the warranties made herein by the Grantor.

IN WITNESS WHEREOF, **Jack L. Jakobik, Jr. and Gina Jakobik** has/have caused this instrument to be executed, this the 9 day of June, 2017.

Jack L. Jakobik, Jr.

Gina Jakobik

STATE OF _____
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jack L. Jakobik, Jr. and Gina Jakobik,** 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.

This the 9 day of June, 2017.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 13th day of June, 2017

Notary's Signature

My Commission Expires: 1-10-21

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY