BILL GARRETT, Davidson County
Trans:T20170056287 DEEDWARR
Recvd: 06/30/17 14:28 2 pgs
Fees:13.00 Taxes:1544.75

20170630-0066241

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,500.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/28/20

(AFFIX SEAL)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria J. Laurain and Alan R. Laurain, wife and husband	Same as Owner (NAME)	
7705 Wilkinson Road (ADDRESS)	(ADDRESS)	009-00-0-036.00 & 039.00
Joelton TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Carl Pitchford and Mary Ellen Martin, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Victoria J. Laurain and Alan R. Laurain, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED OCTOBER 4, 1984, AND AS KNOWN AS JOB NO. 84-237 AS FOLLOWS:
TRACT 4:
BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF WILKENSON ROAD AT THE SOUTHEAST CORNER OF THIS TRACT AND BEING 775.22 FEET NORTHWARDLY FROM THE NORTHERN LINE OF THE JOHN W. KINCOR PROPERTY OF RECORD IN DEED BOOK 5079, PAGE 173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS MEASURED ALONG THE MARGIN OF WILKENSON ROAD; THENCE LEAVING SAID ROAD SOUTH 87 DEGREES 41' 56" WEST 910.38 FEET TO AN IRON PIN; THENCE NORTH 02 DEGREES 27' 21" WEST 235.00 FEET TO AN IRON PIN; THENCE NORTH 87 DEGREES 41' 56" EAST 949.97 FEET TO AN IRON PIN IN THE MARGIN OF SAID ROAD; THENCE WITH THE ROAD THE FOLLOWING CALLS: SOUTH 08 DEGREES 39' 42" WEST 44.84 FEET TO A POINT; THENCE SOUTH 06 DEGREES 45' 06" WEST 193.39 FEET TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES MORE OR LESS.
TRACT 4A:
BEGINNING AT A POINT IN THE EASTERLY MARGIN OF WILKENSON ROAD, BEING NORTH 87 DEGREES 41' 56" EAST 50.63 FEET FROM THE SOUTHEAST CORNER OF TRACT 4 DESCRIBED ABOVE; THENCE LEAVING SAID ROAD NORTH 87 DEGREES 41' 56" EAST 20.62 FEET TO A POINT IN THE CENTER OF SULPHUR BRANCH; THENCE WITH SULPHUR BRANCH THE FOLLOWING CALLS: NORTH 11 DEGREES 45' 36" EAST 65.37 FEET TO A POINT; THENCE NORTH 22 DEGREES 21' 36" EAST 88.83 FEET TO A POINT; THENCE NORTH 29 DEGREES 56' 36" EAST 107.43 FEET TO A POINT; THENCE LEAVING SAID BRANCH SOUTH 87 DEGREES 41' 56" WEST 91.63 FEET TO A POINT IN THE MARGIN OF SAID ROAD; THENCE WITH THE ROAD THE FOLLOWING CALLS: SOUTH 08 DEGREES 39' 42" WEST 53.69 FEET TO A POINT; THENCE SOUTH 06 DEGREES 45' 06" WEST 184.59 FEET TO THE POINT OF BEGINNING, CONTAINING 0.25 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CARL PITCHFORD AND MARY ELLEN MARTIN, HUSBAND AND WIFE BY WARRANTY DEED FROM DARYL T. KING AND WIFE, SUSAN G. KING, OF RECORD IN INSTRUMENT NO. 20000907-0088436, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 30, 2000 AND RECORDED ON SEPTEMBER 07, 2000.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7705 Wilkinson Road , Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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/our hand(s) this 22nd day of June, 2017.

Carl Pitchford

Mary Ellen Martin

Mary Ellen Martin

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carl Pitchford and Mary Ellen Martin, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of June, 2017.

Mary Birthright

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072