Davidson County DEEDWARR
Recvd: 07/18/17 09:07 3 pgs
Fees:18.00 Taxes:2127.50
20170718-0071953

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $575,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF JULY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3684B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
James Matthew Teague and Sarah L Sanders	NEW OWNER	039 00 0 150.00
4700 Whites Creek Pike		
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

VICKI GENE BRUNO, GREGORY EUGENE MARTIN, AND DR. CHRISTOPHER LEE MARTIN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SARAH L SANDERS AND JAMES MATTHEW TEAGUE, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located in the First Councilmanic District of Davidson County, Tennessee being shown as Parcel 150.00 on Davidson County Property Map 39-00 and being more particularly described according to a survey prepared by Wamble & Associates, PLLC, dated June 7, 2017 as follows:

BEGINNING at an Iron Rod (New) on the westerly margin of Whites Creek Pike (U.S. 431), and being the southeast corner of the property conveyed to Orville E. Holcomb, II and Lora Ann Holcomb of record in Instrument No. 20030717-0100768, Register's Office for Davidson County, Tennessee, and being the northeast corner of the herein described property; Thence, following the westerly margin of said Whites Creek Pike with a curve to the right having a central angle of 08 Degrees 21 Minutes 56 Seconds, a radius of 1020.00 Feet, an arc length of 148.93 Feet and a chord bearing and length of South 18 Degrees 16 Minutes 57 Seconds East, 148.79 Feet on an Iron Rod (New); Thence, South 13 Degrees 47 Minutes 05 Seconds East, 537.39 Feet to an Iron Rod (New), being the northeast corner of the property conveyed to Metro Government Water and Sewer of record in Deed Book 4782, Page 563, Register's Office for Davidson County, Tennessee; Thence, leaving said westerly margin of Whites Creek Pike and following the northerly boundary of said Metro Government property and continuing along the northerly boundary of the property conveyed to W.T. Clinard, Et al of record in Instrument No. 20040303-0023836, Register's Office for Davidson County, Tennessee South 67 Degrees 50 Minutes 50 Seconds West, 456.92 Feet to a point in the Earthman Fork of Whites Creek, being the northwest corner of said Clinard property and being the northeast corner of the property conveyed to William H. Thompson, Jr., of record in Instrument No. 20010509-0048379, Register's Office for Davidson County, Tennessee; Thence, following the northerly boundary of said Thompson property South 65 Degrees 14 Minutes 56 Seconds West, 2085.45 Feet to an Iron Rod (Old) near a fence corner, being the northwest corner of said Thompson property and the most northerly corner of the property conveyed to Lawrence and Janie Lou Layten of record in Instrument Number 20050428-0047437, Register's Office for Davidson County, Tennessee, also being the southeast corner of the property conveyed to Richard R. Rosenau, Et Ux of record in Deed Book 5193, Page 604, Register's Office for Davidson County, Tennessee; Thence, leaving the northerly boundary of said Thompson and Layten properties and following the easterly boundary of said Rosenau property North 01 Degrees 49 Minutes 50 Seconds East, 359.05 feet to an Iron Rod (Old); Thence, North 09 Degrees 39 Minutes 11 Seconds East, 101.20 Feet to an Iron Pipe (Old), being the northeast corner of said Rosenau property and the southeast corner of the property conveyed to David and Jocelyn Sprouse of record in Instrument No. 20060323-0033389, Register's Office for Davidson County, Tennessee; Thence, following the easterly boundary of said Sprouse property North 27 Degrees 50 Minutes 02 Seconds East, 293.44 Feet to an Iron Rod (Old), being the northeast corner of said Sprouse property and the southeast corner of the property conveyed to Robert J. and Shirley S. Hornsby, Trs, of record in Instrument No. 20040419-0043911, Register's Office for Davidson County, Tennessee; Thence, following the easterly boundary of said Hornsby property North 25 Degrees 02 Minutes 40 Seconds East, 52.75 Feet to an Iron Rod (Old), being the southwest corner of the property conveyed to Steve Butler of record in Instrument No. 20131014-0107185, Register's Office for Davidson County, Tennessee; Thence, following the southerly boundary of said Butler property and continuing with the southerly boundary of the aforementioned Holcomb property North 64 Degrees 15 Minutes 06 Seconds East, 2170.02 Feet to the Point of BEGINNING. Containing 1,535,738 Square Feet or 35.26 Acres, more or less.

Being a portion of the same property conveyed to H. Eugene Martin and wife, Virginia C. Martin by Installment deed from Clyde L. Owens and wife, Ona A. Owens of record in Book 4546, page 303 Register's Office for Davidson County, Tennessee, dated 10/15/1971 and recorded on 10/20/1971. (Value or consideration as shown in aforementioned deed $169,500.00.) The said H. Eugene Martin predeceased Virginia C. Martin. The said Virginia C. Martin died October 30, 2016 and by her Will, of record in

Muniment of Title in Case No. 16P2010, In the Seventh Circuit Court of Davidson, Tennessee (Probate Division) devised this property to her children, Vicki Gene Bruno, Gregory Eugene Martin, and Dr. Christopher Lee Martin.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 4700 Whites Creek Pike, Whites Creek, TN 37189

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 14th day of July, 2017.

Vicki Gene Bruno

Vicki Gene Bruno

Gregory Eugene Martin

Gregory Eugene Martin

Dr. Christopher Lee Martin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, VICKI GENE BRUNO AND GREGORY EUGENE MARTIN, AND DR. CHRISTOPHER LEE MARTIN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of July, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-3684B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

