This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater is $275,900.00.

Affiant

Subscribed and sworn before me this the 14th day of July, 2017.

Notary Public
My commission expires: 8-14-17

NOTARY PUBLIC WILSON COUNTY TENNESSEE STATE AT LARGE

Davidson County DEEDWARR
Recvd: 07/19/17 09:08 3 pgs
Fees:18.00 Taxes:1020.83
20170719-0072573

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Richard M. Sandidge	Bank of Tennessee	004 162.00
5031 Cougar Cove	301 E. Center Street	
Joelton, TN 37080	Kingsport, TN 37660	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE FRANK O. PATTON AND/OR LILLIAN V. PATTON REVOCABLE LIVING TRUST, AND ROBERT LESLIE PATTON, TRUSTEE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RICHARD SANDIDGE AND TERESA SANDIDGE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Tract 13 on the Plan of the James I. Caldwell, III and David R. Wade, III property, not of record, prepared by Joe M. Cummings dated March 17, 1988, more particularly described as follows:

To find the POINT OF BEGINNING, start at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842, page 844 in the Register's Office of Davidson County, Tennessee, said intersection being westerly approximately 1375 feet along said right-of-way from Whites Creek Pike; Thence, with said Sloan's westerly boundary line, South 0 degrees 44 minutes 00 seconds West 780.29 feet to an iron pin in the boundary line of property owned by James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, page 663 in said Register's Office; Thence, severing said Caldwell and Wade property as follows: North 89 degrees 39 minutes 40 seconds West 13.24 feet to an iron pin, the POINT OF BEGINNING; Thence severing said Caldwell and Wade property and continuing with said Sloan's southerly boundary line, South 89 degrees 39 minutes 40 seconds East 780.49 feet to an iron pin; Thence with said Sloan's southerly boundary line, South 2 degrees 01 minute 20 seconds West 407.00 feet to an iron pin; Thence, severing said Caldwell and Wade property as follows: North 73 degrees 27 minutes 00 seconds West 325.59 fee to an iron pin, North 66 degrees 33 minutes 20 seconds West 551.32 feet, North 727 degrees 33 minutes 00 seconds East 112.00 feet to the beginning containing 5.01 acres.

The above described tract is subject to a 30 foot wide Right-of-Way and Easement for the benefit of the Tennessee Gas Pipeline Company severing the easterly portion of said tract with existing high pressure gas pipeline number 100-1 and being described in Deed Book 1181, page 462 in said Register's Office.

The above described tract is benefited by a 50 foot wide easement for the purpose of ingress and egress between said tract and Coopertown Road and being more particularly described as follows:

BEGINNING at an iron pin in the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842, page 844 in the Register's Office of Davidson County, Tennessee, said pin being westerly approximately 1375 feet along said right-of-way from its intersection with Whites Creek Pike; thence leaving said right-of-way with said westerly boundary line, South 0 degrees 44 minutes 00 seconds West 780.29 feet to an iron pin at said Sloan's southwest corner; thence severing the property of James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, page 663 in said Register's Office, as follows; North 89 degrees 39 minutes 40 seconds West 13.24 feet, South 27 degrees 33 minutes 00 seconds West 543.79 feet the beginning of a curve concave to the Northwest and having a radius of 308.52 feet: Thence, with said curve, an arc distance of 209.23 feet through a central angle of 38 degrees 51 minutes 20 seconds to the point of tangency, South 66 degrees 24 minutes 20 seconds West 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 176.45 feet; Thence, with said curve, an arc distance of 114.13 feet through a central angle of 37 degrees 03 minutes 40 seconds to the beginning of a turn-in curve to a cul-de-sac concave to the East and having a radius of 50.00 feet; Thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 40 seconds to the beginning of a cul-de-sac turn around curve concave to the North and having a radius of 50.00 feet; Thence, with said turn around curve, an arc distance of 229.35 feet to the beginning of a turn-in curve leaving said cul-de-sac concave to the Northwest and having a radius of 50.00 feet; Thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 40 seconds to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet; Thence, with said curve, an arc distance of 146.48 feet through a central angle of 37 degrees 03 minutes 40 seconds to the point of tangency, North 66 degrees 24 minutes 20 seconds East 110.59 feet to the beginning of a curve concave to the Northwest and having a radius of 258.52 feet; Thence, with said curve, an arc distance of 175.32 feet through a central

angle of 38 degrees 51 minutes 20 seconds to the point of tangency, North 27 degrees 33 minutes 00 seconds East 382.81 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet; Thence, continuing to severe said Caldwell and Wade property with said curve and continuing with the easterly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271, page 681 in said Register's Office, an arc distance of 350.30 feet through a central angle of 26 degrees 49 minutes 00 seconds to an iron pin at the point of tangency; Thence, with the easterly boundary line of Hargrove Subdivision, of record in Plat Book 6050, page 317 in said Register's Office, North 0 degrees 44 minutes 00 seconds East 572.24 feet to a concrete monument in said southerly right-of-way of Coopertown Road; Thence, with said right-of-way, South 79 degrees 44 minutes 00 seconds East 50.70 feet to the BEGINNING.

Being the same property conveyed to The Frank and/or Lillian V. Patton Revocable Living Trust, through Frank O. Patton and Lillian V. Patton, Trustees by Deed from Frank O. Patton and Lillian V. Patton, dated 11/05/2002, of record in Instrument No. 20021212-0153523, said Register's Office.

Also being all of the same property conveyed to Frank O. Patton and wife, Lillian V. Patton by deed from Norman C. White and wife, Brenda K. White of record in Book 8143, page 961, dated 07/05/1990, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5031 Cougar Cove, Joelton, TN 37080.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 14th day of July, 2017.

The Frank O. Patton and/or Lillian V. Patton Revocable Living Trust

BY: Robert Leslie Patton, Trustee
Robert Leslie Patton, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Leslie Patton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon His oath acknowledged Himself to be the TRUSTEE of the within named bargainor, The Frank O. Patton and/or Lillian V. Patton Revocable Living Trust, and that HE, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the TRUST, by the said Robert Leslie Patton as such TRUSTEE.

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

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

