Prepared By & Return To:
Tennessee Title Services, LLC
318 E. College St., Ste. 105
Dickson, TN 37055
17-0232D

BILL GARRETT, Davidson County
Trans:T20170061785 DEEDWARR
Recvd: 07/19/17 13:48 2 pgs
Fees:13.00 Taxes:555.00
20170719-0072826

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of July, 2017

Notary Public
Commission Expires: _____

FRANCES WYMONETT ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 22, 2018
COUNTY OF DICKSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Timothy C. Cox 8172 Old Pond Creek Rd Pegram, TN 37143-9445	Farm Credit Mid-America, FLCA 710 Henslee Drive Dickson, TN 37055	100-00-0-066-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Frank Ivey, Jr. and wife, Pamela M. Ivey

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy C. Cox and wife, Suzanne E. Cox

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:

A tract of land in the 8th Civil District of Davidson County, Tennessee.

Beginning at an Iron rod (new) 20 ft. from and perpendicular to the centerline, in the east margin of Old Pond Creek Rd., this point being 3874 ft. more or less north along the centerline from the centerline intersection of Old Pond Creek Rd. and Old Charlotte Pike, being the southwest corner of tract herein described, and being along the west line of Parcel 100.00 of Map 100 belonging to Indian Creek Partner as shown in deed of record in Instrument No. 20000217-0016273 and said iron rod having a Tennessee State Plane Coordinate of North: 655933.83 ft. - East: 1677257.11 ft. with a corresponding Geodetic Coordinate of 36 deg. 07' 52.6103" North Latitude - 86 deg. 59' 10.4833" West Longitude and proceeding;

1. With the east margin of Old Pond Ck. Rd. the following eight courses, a curve to the right having an arc length of 19.44 ft., a radius of 981.35 ft., a central angle of 01 deg. 08'06" and a chord bearing and distance of N07deg.02'09"W - 1944 ft., thence;
2. N06 deg. 28' 06"W - 42.83 ft., thence;
3. A curve to the right having an arc length of 102.83 ft., a radius of 196.35 ft., a central angle of 30 deg. 00' 17" and a chord bearing and distance of N08deg.32' 03"E - 101.66 ft., thence;
4. N 23 deg. 32' 11"E - 34.77 ft., thence;
5. A curve to the left having a arc length of 70.04 ft., a radius of 418.65 ft., a central angle of 09 deg. 35'06" and a chord bearing and distance of N 18 deg. 44' 38"E - 69.95 ft., thence;
6. N 13 deg. 57' 05"E - 45.09 ft., thence;
7. A curve to the left having an arc length of 126.48 ft., a radius of 310.50 ft., a central angle of 23 deg. 20'21" and a chord bearing and distance of N02 deg. 16'55"E - 125.61 ft., thence;
8. N 09 deg. 23' 16"W - 3.05 ft. to an iron rod (new), being the northwest corner of this tract having a Tennessee State Plane Coordinate of North: 656366.62 ft. - East: 1677316.73 ft. with a corresponding Geodetic Coordinate of 36 deg. 07' 56.8960" North Latitude - 86 deg. 56' 09.8097" West Longitude, thence;

9. With Indian Creek Partners the following three courses, N 79 deg. 06' 53"E - 466.20 ft. to an iron rod (new), thence:
10. S. 10 deg. 53' 15"E crossing the center of a hollow at about 295 ft. and continuing in all 413.89 ft. to an iron rod (new), thence;
11. S 79 deg. 07' 14"W crossing the center of a hollow at about 358 ft. and continuing in all 606.50 ft. to the Point of Beginning containing 5.111 acres more or less according to a survey by Marvin T. Wright R.L.S. #2094 of Tennessee.

Being the same property conveyed to Frank Ivey, Jr., and Pamela M. Ivey, husband and wife by Warranty deed from William J. Hunt and Donna E. Hunt, husband and wife of record in Instrument No. 20120123-0006093 Register's Office for Davidson County, Tennessee, dated January 20, 2012 and recorded on January 23, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8172 Old Pond Creek Rd, Pegram, TN 37143-9445.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of July, 2017.

Frank Ivey, Jr.

Pamela M. Ivey

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frank Ivey, Jr. and wife, Pamela M. Ivey** 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.

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

Notary Public
My Commission Expires: _____

FRANCES WYMONETT ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 22, 2018
COUNTY OF DICKSON

(Notary Seal)