This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1129**

BILL GARRETT, Davidson County
Trans:T20170064021 DEEDWARR
Recvd: 07/26/17 10:40 3 pgs
Fees:18.00 Taxes:54.11
20170726-0075533

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/25/2017**, by and between **Betty G. Anderson**, parties of the first part, and **Daniel J. Mann and Bethany Mann, Husband and Wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

All that certain parcel of land situate in the Thirteenth Civil District of Davidson County, Tennessee, bounded on the South by lands of Daniel & Bethany Mann, Tax Map 055 – Parcel 00000400, Instrument Number 20130408-0034526 (Tract 1- Wildwood); on the East by Tract 2 - Wildwood as depicted on Exhibit "A" in Book 6569 – Pages 228 -234 lands to be conveyed to Daniel & Bethany Mann; on the West, North and East by lands of Robert K. & Suzanne Browning, Instrument Number 20071102-029489 and as shown on an unrecorded map entitled "LAND TO BE CONVEYED TO DANIEL MANN & BETHANY MANN, h/w - PROPERTY SURVEY as prepared by LTT Land Surveying, LLC, Leonard T. Tusar, PLS - TN License 2230, based upon a field survey performed in July, 2017, and more particularly described as follows to wit;

BEGINNING at a 20" Pine Tree (hacked & painted, said Pine Tree being the North 46 degrees 32 minutes 54 seconds East – 800.12 feet from a 5/8 inch iron pin found in the northerly right of way line of River Trace, a Davidson County public roadway; thence,
Along other lands of Mann and along remnants of an old barb wire fence, North 20 degrees 53 minutes 17 seconds West – 132.27 feet to an apparent planted stone at the base of a twin ash tree with old wire fence; thence,
Along lands of Browning and the remnants of an old barb wire fence, North 32 degrees 35 minutes 43 seconds East, 54.46 feet to a 1/2 inch iron pin capped 2230 set in the old fence line, said iron pin being the northwest corner of the herein described premises; thence,
Continuing along lands of Browning and the remnants of an old barb wire fence, North 83 degrees 46 minutes 14 seconds East, 81.96 feet to a 1/2 inch iron pin capped 2230 set in the old fence line; thence,
Continuing along the same and partially along the remnants of and old barb wire fence, South 87 degrees 26 minutes 03 seconds East, (at 88 feet passing over a 10 foot wide drain and at 314 feet passing a 30 inch hickory tree with old barb wire fence and held for line), 548.81 feet to a 1/2 inch iron pin capped 2230 set on a slope, said iron pin being the northeast corner of the herein described premises; thence,
Continuing along the same, South 32 degrees 37 minutes 43 seconds West, 99.45 feet to a 20 inch Hickory tree with an old spike in the side of the tree, said tree being the most northerly corner of Tract 2 - Wildwood; thence,
Along Tract 2 – Wildwood and crossing a large hollow, South 32 degrees 37 minutes 43 seconds West, 232.76 feet to a railroad spike set in the base of a 24 inch ash tree, said railroad spike being the southeast corner of the herein described premises; thence,
Continuing along Tract 2 and along a steep slope, North 72 degrees 06 minutes 28 seconds West, 219.11 feet to a 1/2 inch iron pin capped 2230 found at the remnants of an old beech tree, said iron, said iron pin being the northeast corner of other lands of Mann, Tract 1 - Wildwood; thence,
Along other lands of Mann, South 53 degrees 56 minutes 40 seconds West, 128.13 feet to a 1/2 inch iron pin capped 2230 set on a steep slope, said iron pin being the most southerly corner of the herein described premises; thence,
Continuing along the same. North 41 degrees 59 minutes 32 seconds West, 180.41 feet to the POINT AND PLACE OF BEGINNING.
CONTAINING: 3.25 ACRES more or less.

As surveyed by LTT Land Surveying, LLC, Leonard T. Tusar, PLS, TN License 2230, dated July 2017.

Being the same property conveyed to Jerry W. Anderson and wife, Betty G. Anderson, by Warranty Deed from George Warner Creech and wife, Irene Gray Creech, dated
12/14/1973, recorded in Book 4773, Page 298, Register's Office for Davidson County, Tennessee.

The said Jerry W. Anderson having since died, D.O.D. April 30th, 1985, leaving Betty G. Anderson as the sole surviving tenant by the entirety. Betty G. Anderson has not re-married.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **55-45**

☒ Improved **5800 River Trace, Nashville, TN 37218**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Betty G. Anderson

Betty G. Anderson

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Betty G. Anderson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 25th day of July, 2017..

Rachel Marie Collins

Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

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Owner's Name: **Daniel J. Mann and Bethany Mann**

and Address: **5800 River Trace, Nashville, TN 37218**

Mail tax bills to 5790 River Trace
Nashville, TN. 37218

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$14,625.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bethany Mann

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 25th day of July, 2017..

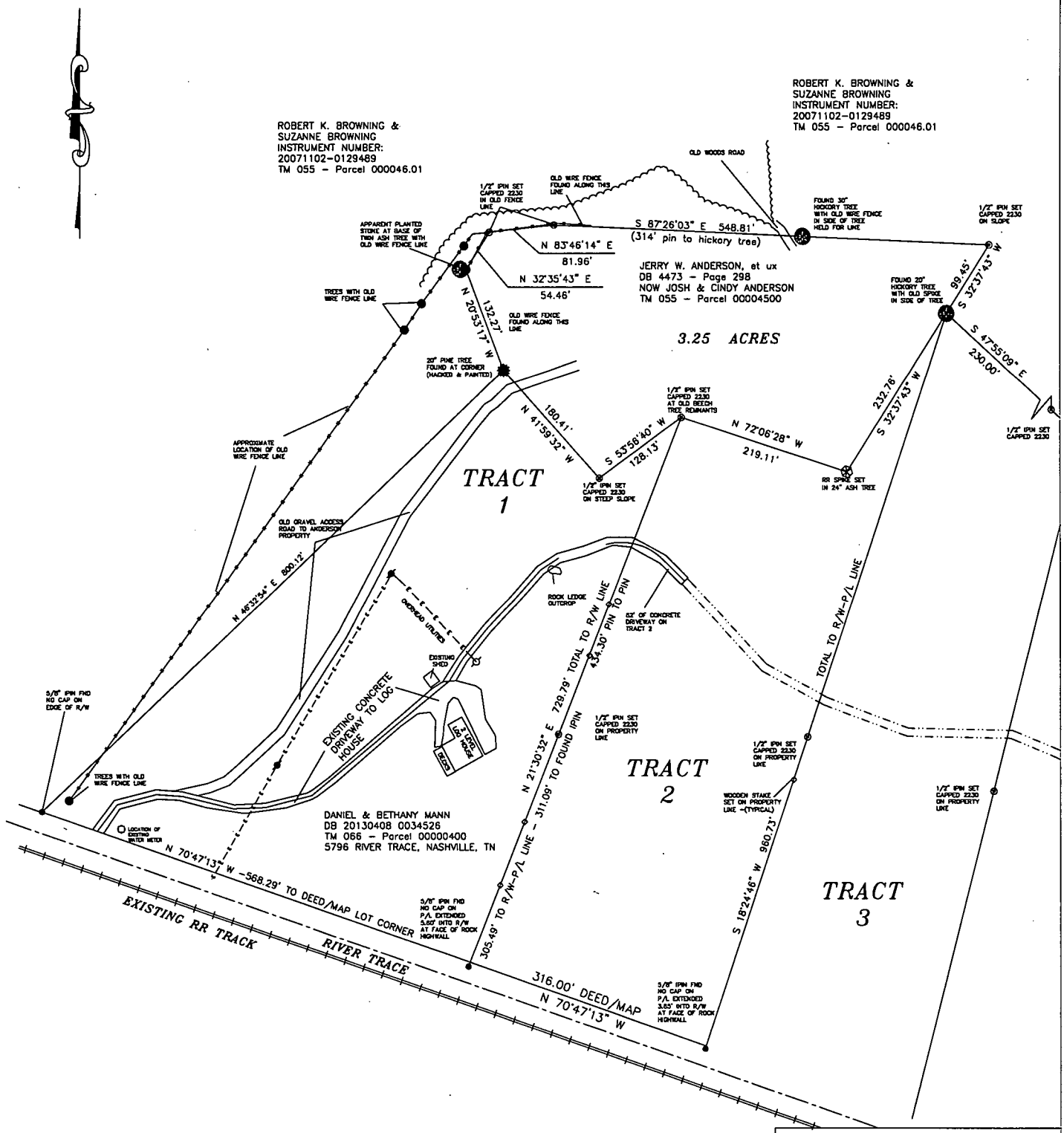
Rachel Marie Collins

Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM



LAND TO BE CONVEYED TO DANIEL MANN & BETHANY MANN, h/w

PROPERTY SURVEY

DRAWN LTT	DATE JULY 2017	JERRY W. ANDERSON & BETTY C. ANDERSON
APPROVED	DATE	DB 4473 - Pg298 TM055-Par00004500
SCALE 1"=80'	SHEET	PROJECT NO.

LTT LAND SURVEYING, LLC
624 DRY CREEK ROAD
SMITHVILLE, TN 37166

TELEPHONE (615)785-3636 EMAIL: lttusar.pls@comcast.net
Leonard T. Tusar, PLS TN Lic. 2230

SURVEYOR CERTIFICATE:

THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY "2" LAND SURVEY PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE WITH AN UNADJUSTED TRAVERSE CLOSURE >1:7500.

LEONARD T. TUSAR, LIC #2230

DATE