WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/17 09:39 4 pgs
Fees:23.00 Taxes:249.75
20170801-0077735

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/27/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bill Seaver	Same	018-00-0-159.00
(NAME)	(NAME)	
5569 Brick Church Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Joseph Amato, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bill Seaver & Melanie Seaver, husband and wife, 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:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at an iron rod in the West right of way of Brick Church Pike, also being the Northeast corner of the Barnes property as described in Deed Book 9608, page 594;

Thence, South 32 degrees 54' 25" West, a distance of 476.07 feet to an iron rod; Thence, South 35 degrees 33' 48" West, a distance of 219.34 feet to the true point of being of the described property hereon, also being the Southeast corner of Tract 3; Thence, South 35 degrees 33' 48" West, a distance of 27.69 feet to an iron rod, also being the Northwest corner of the Moore property as described by Instrument No. 200008180081829; Thence, South 33 degrees 40' 05" West, a distance of 644.83 feet to an iron rod, also being the Northeast corner of Tract 5; Thence, with Tract 5 North 53 degrees 49' 48" West, a distance of 411.68 feet to an iron rod; Thence, with Tract 1 North 45 degrees 45' 20" East, a distance of 349.39 feet to an iron rod; Thence, with Tract 1 North 45 degrees 45' 20" East, a distance of 22.63 feet to an iron rod also being the Southwest corner of Tract 3; Thence, with Tract 3 North 62 degrees 08' 45" East, a distance of 56.94 feet to an iron rod; Thence, with Tract 3 North 50 degrees 59' 21" East, a distance of 128.63 feet to an iron rod; Thence, with Tract 3 North 45 degrees 44' 55" East, a distance of 86.81 feet to an iron rod; Thence, with Tract 3 North 39 degrees 54' 02" East, a distance of 48.11 feet to an iron rod; Thence with Tract 3 South 58 degrees 00' 36" East, a distance of 250.30 feet to the true point of beginning of the described property containing

Together with:

1) ingress/egress easement of record in Instrument No. 20080402-0032971, Register of Deeds, Davidson County, Tennessee; and together with and subject to: 2) a perpetual, non-exclusive ingress/egress easement running with the land as shown on the Boundary Survey of the Marchand Property dated June 3, 2008 prepared by Defile Land Surveying 408 Nesbitt Lane, Madison, TN 37115, phone 615.865.4242, both ingress/egress easements 1 and 2 more particularly described as follows:

Beginning at an iron rod in the West right of way of Brick Church Pike, also being the Northeast corner of the Dickens property as described in Instrument No. 200305130064474; Thence, South 15 degrees 28' 32" West, a distance of 306.34 feet to a point; Thence, South 38 degrees 42' 51" West, a distance of 28.09 feet to a point; Thence, South 42 degrees 42' 30" West, a distance of 76.47 feet to a point; Thence, South 09 degrees 35' 41" West, a distance of 240.61 feet to a point, also being the Southwest corner of Tract #2; Thence, South 09 degrees 35' 41" West, a distance of 122.97 feet to a point; Thence, South 15 degrees 48' 18" West, a distance of 76.51 feet to a point; Thence, South 30 degrees 05' 15" West, a distance of 98,42 feet to a point; Thence, South 39 degrees 54' 02" West, a distance of 71.45 feet to a point; Thence, South 45 degrees 44' 55" West, a distance of 88.75 feet to a point; Thence, South 50 degrees 59' 21" West, a distance of 131.50 feet to a point; Thence, South 62 degrees 08' 45" West, a distance of 126.89 feet to a point; Thence, South 18 degrees 15' 35" West, a distance of 288.61 feet to a point; Thence, North 53 degrees 49' 48" West, a distance of 62,20 feet to a point; Thence, North 18 degrees 15' 35" East, a distance of 236.81 feet to a point; Thence, North 62 degrees 08' 45" East, a distance of 132.58 feet to a point; Thence, North 62 degrees 08' 45" East, a distance of 56.94 feet to a point; Thence, North 50 degrees 59' 21" East, a distance pf 128.63 feet to a point; Thence, North 45 degrees 44' 55" East, a distance of 86.81 feet to a point; Thence, North 39 degrees 54' 02" East, a distance of 48,11 feet to a point, also being the Northwest corner of Tract #4; Thence, North 39 degrees 54' 02" East, a distance of 20.60

feet to a point; Thence, North 30 degrees 05' 15" East, a distance of 94.20 feet to a point; Thence, North 15 degrees 48' 18" East, a distance of 72.92 feet to a point; Thence, North 09 degrees 35' 41" East, a distance of 368.44 feet to a point; Thence, North 42 degrees 42' 30" East, a distance of 81.72 feet to a point; Thence, North 38 degrees 42' 20" East, a distance of 23.22 feet to a point; Thence, North 15 degrees 28' 32" East, a distance of 302.00 feet to a point in the right of way of Brick Church Pike; Thence, with the right of way with a curve with a delta angle of 04 degrees 13' 37" , with a radius of 271.18 feet, a chord bearing of South 75 degrees 10' 29" East, a distance of 20.00 feet to the point of beginning.

Together with:
Beginning at a point along the East property line, also being the Northeast corner of Tract 4 and the Southeast corner of Tract 3; Thence, North 58 degrees 00' 36" West, a distance of 26.05 feet to the true point of beginning of the described easement; Thence, North 58 degrees 00' 36" East, a distance of 15.03 feet to a point; Thence, North 35 degrees 33' 48" East, a distance of 193.26 feet to a point; Thence, North 32 degrees 54' 25" East, a distance of 92.09 feet to a point; Thence, South 53 degrees 48' 29" East, a distance of 15.02 feet to a point; Thence, South 32 degrees 54' 25" West, a distance of 91.57 feet to a point; Thence, South 35 degrees 33' 48" West, a distance of 192.67 feet to the true point of beginning containing 0.098 acres more or less.

Together with:

Beginning at a point in the Westerly right of way of Brick Church Pike, also being the Northwest corner of the Barnes Property as described in Deed Book 9608, page 594;
Thence, North 75 degrees 15' 25" West, a distance of 63.93 feet to the true point of beginning of the described septic area hereon:

Thence, North 04 degrees 52' 04" West, a distance of 81.24 feet to a point; Thence, South 85 degrees 07' 56" West, a distance of 162.48 feet to a point; Thence, South 04 degrees 52' 04" East, a distance of 81.24 feet to a point; Thence, North 85 degrees 07' 56" East, a distance of 162.48 feet to the true point of beginning containing 0.303 acres more or less.

Together with:

Beginning at a point along the East property line, also being the Northeast corner of Tract 3 and the Southeast corner of Tract 2; Thence, North 53 degrees 48' 29" West, a distance of 26.04 feet to the true point of beginning of the described easement thereon; Thence, North 32 degrees 54' 25" East, a distance of 5,77 feet to a point; Thence, North 01 degrees 49' 51" East, a distance of 296.43 feet to a point; Thence, North 85 degrees 07' 56" East, a distance of 167.38 feet to a point; Thence, North 04 degrees 52' 04" West, a distance of 101.24 feet to a point; Thence, South 85 degrees 07' 56" West, a distance of 182,48 feet to a point; Thence, South 04 degrees 52' 04" East, a distance of 101.24 feet to a point; Thence, South 01 degrees 49' 51" West, a distance of 290.50 feet to a point; Thence, South 32 degrees 54' 25" West, a distance of 0.74 feet to a point; Thence, South 53 degrees 48' 29" East, a distance of 15.02 feet to the true point of beginning containing 0.526 acres more or less.

Subject to:

Beginning at a point along the East property line, also being the Northeast corner of Tract 5 and the southeast corner of Tract 4;
Thence, North 53 degrees 49' 48" West, a distance of 10.00 feet to the true point of beginning of the easement described hereon:

Thence, North 33 degrees 40' 05" East, a distance of 644.56 feet to a point; Thence, North 35 degrees 33' 48" East, a distance of 27.23 feet to a point; Thence, North 58 degrees 00' 36" West, a distance of 15.03 feet to a point; Thence, South 35 degrees 33' 48" West, a distance of 26.55 feet to a point; Thence, South 33 degrees 40' 05" West, a distance of 644.15 feet to a point; Thence, South 53 degrees 49' 48" East, a distance of 15.01 feet to the true point of beginning containing 0.231 acres more or less.

Subject to a 10' utility easement as shown on said survey.

Being the same property conveyed to Joseph Amato, unmarried by Warranty Deed from Nicholas Morrison and wife, Allison Morrison of record in Instrument No. 20140930-0089964 Register's Office for Davidson County, Tennessee, dated September 25, 2014 and recorded on September 30, 2014.

unimproved ☑

This is improved ☐ property, known as 5569 Brick Church Pike, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 18th day of July, 2017.

Joseph Amato

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18th day of July, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph Amato**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-18

Notary Public,



Certification of Authority

I, Kim Hollingshead, do hereby make oath that I am a licensed 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones
Notary Public

My Commission Expires: 2/27/21

[Notary Seal]

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the County Register. Electronic documents registered by County Registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).