BILL GARRETT, Davidson County
Trans:T20170070639 DEEDWARR
Recvd: 08/15/17 11:21 2 pgs
Fees:13.00 Taxes:888.00
20170815-0083580

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~10/3/18~~ 10/3/18

(AFFIX SEAL)

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Remy J. Farr, a single person and Marci L. Mezzanotti, a single person	Remy J. Rarr and Marci L. Mezzanotti (NAME)	
2726 Union Hill Road (ADDRESS)	2726 Union Hill Road (ADDRESS)	015-00-0-095.00
Joelton, Tn 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Raymond E. Proctor and wife, Mary Smallwood Proctor, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Remy J. Farr, a single person and Marci L. Mezzanotti, a single person, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE 14TH, FORMERLY THE 24TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
ACCORDING TO A SURVEY MADE BY C.J. CARNEY, ENGINEER, JULY 21, 1960,
BEGINNING IN THE CENTER OF UNION HILL ROAD, THE SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO O. B. GOODWIN AND WIFE, BY DEED FROM S.H. GOODWIN AND WIFE, OF RECORD IN BOOK 1755, PAGE 491, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE NORTH 6 DEGREES 30' EAST 473 FEET TO A POINT; THENCE NORTH 6 DEGREES 30' EAST 405 FEET TO A POINT; THENCE SOUTH 65 DEGREES 30' WEST 530 FEET TO A POINT; THENCE CONTAINING SOUTH 65 DEGREES 30' WEST 132 FEET TO A POINT; THENCE SOUTH 2 DEGREES 30' WEST 830.9 FEET TO A POINT; IN THE CENTER OF UNION HILL ROAD; THENCE NORTH 79 DEGREES 30' EAST 367.9 FEET TO A POINT THENCE NORTH 50 DEGREES EAST 256.1 FEET TO THE POINT OF BEGINNING, CONTAINING 11.66 ACRES.

LESS AND EXCEPT THAT PROPERTY CONVEYED BY WARRANTY DEED OF RECORD IN BOOK 5339, PAGE 794, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF THE RAYMOND E. PROCTOR PROPERTY, AS OF RECORD IN BOOK 5190, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN IN CONCRETE LOCATED IN THE NORTHERLY MARGIN OF UNION HILL ROAD, WHICH SAID IRON PIN IS APPROXIMATELY 3,013 FEET FROM THE CENTER LINE OF WILKINSON ROAD; THENCE LEAVING SAID MARGIN, NORTH 6 DEG. 20' 00" EAST 496.60 FEET TO A POINT; THENCE SOUTH 83 DEG. 40' 00" EAST 187.50 FEET TO A POINT; THENCE SOUTH 6 DEG. 20' 00" WEST 432.90 FEET TO AN IRON PIN IN CONCRETE LOCATED IN THE NORTHERLY MARGIN OF SAID UNION HILL ROAD; THENCE WITH SAID MARGIN, SOUTH 67 DEG. 26' 00" WEST 38.00 FEET TO THE BEGINNING OF A SLIGHT CURVE HAVING A RADIUS OF 856.47 FEET; THENCE WITH SAID CURVE, WESTWARDLY 161.00 FEET TO THE BEGINNING.

LESS AND EXCEPT THAT PROPERTY CONVEYED BY WARRANTY DEED OF RECORD IN BOOK 11691, PAGE 383, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE FINAL PLAT OF RAYMOND E. PROCTOR LOT UNION HILL ROAD OF RECORD IN BOOK 11190, PAGE 134, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

WARRANTY DEED
(Continued)

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO RAYMOND E. PROCTOR AND WIFE, MARY SMALLWOOD PROCTOR BY WARRANTY DEED FROM EDD FELTS AND WIFE, VALLIE P. FELTS OF RECORD IN BOOK 3104, PAGE 9 REGISTER'S OFFICE FOR DAVIDSON COUNTY , TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2726 Union Hill Road, Joelton, TN 37080
(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/our hand(s) this 24th day of July, 2017.

Raymond E. Proctor

Raymond E. Proctor

Mary Smallwood Proctor

Mary Smallwood Proctor

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raymond E. Proctor and wife Mary Smallwood Proctor, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of July, 2017

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072