THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170712525

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $62,800.00.

Affiant

Subscribed and sworn to before me, this 11th day of August, 2017.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20170070875 DEEDWARR
Recvd: 08/16/17 08:37 3 pgs
Fees:18.00 Taxes:232.36
20170816-0083832

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul H. Marshall and Barbara Marshall	Paul H. Marshall and Barbara Marshall	Tax Parcel ID No.
4981 Toney Carroll Rd	4977 Toney Carroll Rd	057-00-0-038.00
Ashland City TN 37015-9462	Ashland City TN 37015	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa Gail Waffird, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul H. Marshall and Barbara Marshall, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a portion of a parcel of land lying in the 1st Council District of Davidson County, Tennessee as shown as Parcel number 05700003800 of said county tax map. Said portion being the Lisa Gail Waffird property as recorded in Sale Instrument number QC-20030827 0124202 at the Register's Office of Davidson County, Tennessee (RODCT). Said parcel can be generally described as lying East of Old Hickory Boulevard, South of Sulphur Creek Road, East and adjacent to Tony Carroll Road and can be more specifically described as follows.

Commencing at a found (1/4)" Iron Rebar in the East boundary line of the Luciano, LLC property as recorded in Sale Instrument Number (SIN) DB-20151013 0104257 RODCT and further being a Southern boundary of the Lisa Gail Waffird property as recorded in SIN QC-20030827 0124202 RODCT. Said pin having Tennessee State Plane Coordinates (TSPC) (North American Datum 1983/Grid North) with a Northing of 693049.29 and an Easting of 1704515.80 and further lying N80°39'40"E a distance of 4,264.24 feet from the centerline Intersections of Old Hickory Boulevard and Tony Carroll Road.

Thence, with said Waffird boundary N28°28'44"E a distance of 442.60 feet to a point;

Thence, S61°31'16"E a distance of 90.00 feet to a (1/2)" iron pin marking the True Point of Beginning:

Thence, continuing with said Waffird boundary N53°18'44"E a distance 'of 200.00 feet to a point.

Thence, N50°06'16"W a distance of 580.00 feet to a point in the Eastern boundary line of said Luciano property. Said point being the Northern corner of said Waffird boundary.

Thence, leaving said Waffird with said Luciano N00°22'47"E a distance of 34.07 feet to a found iron pin (capped "SEA") and having TSPC with a Northing of

693920.98 and an Easting of 1704521.58. Said pin further being the Northwest corner of the herein described parcel of land.

Thence, continuing with said Luciano S88°21'22"E passing through a found iron pin (capped "SEA") at 435.73 feet for a total distance of 677.19 feet to a found (1/2)" rebar. Said rebar marking the Northeast corner of the herein described parcel of land and being a point in the Southern boundary line of the Walker, Charlotte Rose et al Trust property as recorded in SIN QC-20000310 0025121 RODCT. Said pin further having TSPC with a Northing of 693901.55 and an Easting of 1705198.49. Said pin further being the Northwest corner of the Sampson, Barbara J. W. & Wesley C. property as recorded in SIN QC-00011212 0000533 RODCT.

Thence, leaving said Walker with said Sampson boundary S01°45'03"W a distance of 1,450.03 feet to a point. Said point marking the Southeast corner of the herein described parcel of land and further lying N86°39'58"W a distance of 1,200.00 feet from a found iron pin capped "Jenkins". Said point further marking the Southwest corner of the Blachon, Gregoire S. & Fitzpatrick, Katerine property as recorded in SIN DB-20160613 0059618 RODCT. Said point further being a point in the Northern boundary line of the Geist Family Revocable Living Trust Agreement property as recorded in SIN QC-20140926 0088982 RODCT.

Thence, leaving said Blachon boundary with said Geist boundary N86°39'58"W a distance of 667.11 feet to a (1/2)" iron pin found. Said pin marking the Southwest corner of the Blachon, Gregoire S. & Fitzpatrick, Katherine property as recorded in SIN DB-20160729 0078614 RODCT and the Southeast corner of the Marshall, Paul H. & Barbara property as recorded in SIN QC-20170302 0020738 RODCT.

Thence, leaving said Marshall and Geist boundaries with said Blachon the following four calls: N85°15'04"E a distance of 649.95 feet to a found (1/2)" iron pin in an old stump hole. Said pin marking the Southeast corner of said Blachon boundary.

Thence, N36°06'32"W a distance of 633.56 feet to a found 3/4" pipe.

Thence, S56°00'48"W a distance of 196.15 feet to a found iron pin (capped "Wright").

Thence, S65°33'42"W a distance of 100.11' to a found (1/2)" iron pin in the Eastern boundary line of said Marshall property.

Thence, leaving said Blachon with said Marshall N01°29'08"E a distance of 42.32 feet to a 6" Post. Said post marking the Northeast corner of said Marshall boundary and the Southeast corner of said Luciano boundary.

Thence, with said Luciano N03°21'25"E a distance of 14.33 feet to a point where the centerline of an undeveloped road meets the boundary of said Luciano property.

Thence, with said center line and two New Severance Lines the following calls: N51°18'34"E a distance of 59.92 feet;

Thence, N62°36'14"E a distance of 125.11 feet;

Thence, leaving said center line with five New Severance Lines: N70°15'18"E a distance of 50.61 feet to a set iron pin;

Thence, N67°38'45"E a distance of 49.37 feet to a set iron pin;

Thence N47°04'08"E a distance of 118.44 feet to a 36" Poplar tree;

Thence, N31°29'57"E a distance of 174.47 feet to a (1/2)" iron pin set;

Thence, N61°31'16"W a distance of 152.33 feet to the Point of Beginning. Containing 486,046.5 square feet or 11.16 acres, more or less. Property is subject to any easements, covenants, conveyances, and right of ways that are of record and not of record. This description was written by Joshua A. Meeks (RLS # 2790) of Meeks Land Surveying and is based off a survey conducted on 6-25-2017.

Being the same property conveyed by Quitclaim Deed from William D. Waffird to Lisa Gail Waffird, as recorded on the 27th day of August, 2003 in Instrument No. 20030827-0124202 and Warranty Deed from Toney Carroll, Sr., (being the same person as Tony Carroll), unmarried to William D. Waffird and his sister, Lisa Gail Waffird, as equal tenants in common, as recorded on the 11th day of July, 1995 in Deed Book 9727, Page 798, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Road Agreement as set forth in instrument recorded in Book 5221, Page 399.

Matters shown on survey by Joshua A. Meeks, R.L.S. #2790, of Meeks Land Surveying, dated June 25, 2017.

This is improved property located at 4981 Toney Carroll Rd Ashland City TN 37015-9462

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of August, 2017.

Lisa Gail Waffird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa Gail Waffird, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018