Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $69,900.00

Affiant

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 27th day of November 2017.

Notary Public
My commission expires: 1-24-21

Bill Garrett Davidson County
Batch# 30878 **DEEDWARR**
11/29/2017 10:38:25 AM 2 pgs
Fees: $13.00 Taxes: $258.63
20171129-0121638

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joshua Englade 0 Greer Road Goodlettsville, TN 37072	e Sonda	011-00-0212.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ciara Properties, a Tennessee general partnership,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joshua Englade and Sonda Leonard,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being that certain real estate in Davidson County, Tennessee, as follows:

Beginning at an iron pin (new), in the westerly margin of Greer Road, said iron pin being located from an iron pin (old), in the westerly margin of Greer Road, the southeast corner of Lot 2, of the Patricia Wood Lots, being a plat of record in Plat Book 8250, page 305, RODCT, S 13°57'45" W, 193.69 feet; thence, S 11°21'30" W, 70.42 feet; thence, S 08°45'15" W, 413.95 feet; thence, S 15°10'29" W, 95.05 feet; thence S 21°35'43" W, 23.77 feet, to the point of beginning, the northeast corner of this tract and continuing with the westerly margin of Greer Road, as follows: S 21°35'43" W, 182.04 feet; thence with a curve to the left, having a radius of 325.00 feet, an arc distance of 27.12 feet, and a chord bearing and distance of S 19°12'16" W, 27.11 feet; thence, S 16°48'49" W, 166.00 feet; thence with a curve to the right, having a radius of 150.00 feet, an arc distance of 208.73 feet, and a chord bearing and distance of S 56°40'38" W, 192.29 feet to an iron pin (new), in the northerly margin of Greer Road; thence with a new line, as follows: N 11°45'36" W, 419.64 feet to an iron pin (new); thence, N 88°30'02" W, 539.68 feet to a fence post (old), a corner of a tract of land which belongs to Gary H. Hahn, having a deed reference in Deed Book 7360, page 296, RODCT; thence with the boundary of said tract of land which belongs to Gary F. Hahn, as follows: N 12°22'45" W, 68.70 feet to a fence post (old); thence, N 17°59'10" W, 71.29 feet to a fence post (old); thence N 29°37'21" W, 158.72 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Gary F. Hahn; thence with a new line, S 76°54'10" E, 1052.20 feet, to the point of beginning, containing 5.55 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated June 8, 2016.

Being part of the same property conveyed to Ciara Properties, a Tennessee General Partnership by Warranty Deed from Roger Dale Wood, a single person, and Patricia Darlene Wood, a single person dated November 8, 2016 of record as Instrument No. 20161110-0119338, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **0 Greer Road, Goodlettsville, TN 37072.**

This conveyance is subject to the following: (1) Easements included in the Warranty Deed of record in Book 5247, page 962, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 27th day of November 2017.

Ciara Properties, a Tennessee general partnership

By: _____

Its: Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared John R. Shrewd III, Partner of **Ciara Properties,** the within named bargainor, **a Tennessee general partnership**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership, as such Partner.

Witness my hand and official seal at this the 27th day of November 2017.

_____
Notary Public

My Commission expires: 1-29-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017115610