Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-1228HV

Bill Garrett Davidson County
Batch# 30996 **DEEDWARR**
11/29/2017 01:50:18 PM 3 pgs
Fees: $18.00 Taxes: $277.50

20171129-0121794

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of November, 2017.

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Notary Public
Commission Expires: 11/20/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Micah Estes 6218 Kenwood Drive Goodlettsville, TN 37072	NEW OWNER	011-00-0-216.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Steve J. Truman and wife, Evelyn L. Truman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Micah Estes, unmarried

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:

LAND in Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin (old), in the easterly margin of Greer Road, a corner of a tract of land which belongs to Donald R. Driscoll, having a deed reference Instrument No. 20020909-0108769, RODCT, the northwest corner of this tract and continuing with the boundary of said tract of land which belongs to Don Driscoll, as follows: S 82°31'49" E, 349.66 feet to a fence post (old); thence, S 84°26'49" E, 231.72 feet to an iron pin (new); thence, N 01°51'43" E, 10.09 feet to an iron pin (new); thence, S 84°17'12" E, 58.43 feet, to an iron pin (new), in the southerly boundary of said tract of land which belongs to Donald R. Driscoll; thence with a new line, as follows: S 01°51'43" W, 154.06 feet to an iron pin (new); thence, S 44°37'27" E, 331.13 feet to an iron pin (new); thence, N 77°02'18" W, 681.36 feet to an iron pin (new); thence, N 81°32'49" W, 289.16 feet to an iron pin (new), in the easterly margin of Greer Road; thence with the easterly margin of Greer Road, as follows: N 16°48'49" E, 161.13 feet; thence with a curve to the right, having a radius of 275.00 feet, an arc distance of 22.95 feet, and a chord bearing and distance of N 19°12'16" E, 22.94 feet; thence, N 21°35'43" E, 88.21 feet, to the point of beginning, containing 5.00 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, revised September 26, 2016.

50' Ingress, Egress and Utility Easement

THE above described tract of land is subject to a portion of a 25' Easement of record in Deed Book 5247, Page 962, RODCT, and shall be abandoned and replaced with the following described 50' Ingress, Egress and Utility Easement, as follows:

BEGINNING at a point in the easterly margin of Greer Road, said point being located from an iron pin (old), in the easterly margin of Greer Road, a corner of a tract of land which belongs to Donald R. Driscoll,. having a deed reference Instrument No. 20020909-0108769, RODCT, S 21°35'43" W, 88.21 feet; thence, S 19°12'16" W, 22.94 feet; thence, S 16°48'49" W, 135.86 feet, to the point of beginning, the northwest corner of this easement, and continuing with a new line, as follows: S 81°32'49" E, 286.47 feet; thence, S 77° 02' 18" E 57.22 feet; thence, N 33°05'10" E, 78.25 feet; thence, N 52°40'41" E, 85.76 feet; thence, N 85°35'48" E, 73.18 feet; thence, S 60°16'14" E, 122.71 feet; thence, S 69°42'02" E, 149.80 feet; thence, S 44°37'27" E, 245.78 feet to an iron pin (new); thence, N 77°02'18" W, 93.28 feet; thence, N 44°37'27" W, 155.92 feet; thence, N 69°42'02" W, 142.81 feet; thence, N 60°16'14" W, 111.48 feet; thence, S 85°35'49" W, 43.06 feet; thence, S 52°40'41" W, 62.35 feet; thence, S 33°05'10" W, 104.55 feet; thence, N 77°02'18" W, 90.18 feet; thence, N 81°32'49" W, 292.92 feet to a point in the easterly margin of Greer Road; thence with the easterly margin of Greer Road, as follows: with a curve to the left, of 20.59 feet, and a chord bearing and distance of N 19°45'49" E, 20.58 feet; thence, N 16°48'49" E, 30.14 feet, to the point of beginning, containing 1.21 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 September 26, 2016.

BEING the same property conveyed to Steve J. Truman and wife, Evelyn L. Truman by Warranty Deed from Roger D. Wood, a single person and Patricia Darlene Wood, a single person, dated 11/18/16 and recorded 11/21/16 in Instrument Number 20161121-0122772, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

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

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of November, 2017.

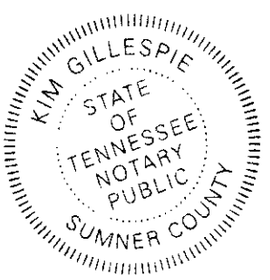
Steve J. Truman

Evelyn L. Truman

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steve J. Truman and wife, Evelyn L. Truman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 21st day of November, 2017.



Notary Public
My Commission Expires: 9-22-20

(Notary Seal)