WARRANTY DEED

Bill Garrett Davidson County
Batch# 34390 **DEEDWARR**
12/07/2017 10:15:23 AM 3 pgs
Fees: $18.00 Taxes: $514.30

20171207-0124863

File No. RW0003234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00.

Amy Dieterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2017.

K Walters
Notary Public

MY COMMISSION EXPIRES: 8/17/

(AFFIX SEAL)

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Overstreet and Jean M. Brill	New Owner	011-00-0-161.00
(NAME)	(NAME)	
2800 Greer Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN, 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Charles T. Furlow and wife, Doris L. Furlow,** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James E. Overstreet and Jean M. Brill, both unmarried, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2800 Greer Road, 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 1st day of December, 2017.

Charles T. Furlow

Doris L. Furlow

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles T. Furlow and Doris L. Furlow, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 1st day of December, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Exhibit "A"

Land in Davidson County, Tennessee BEGINNING at an iron pin at the intersection of the southerly right-of-way (25 feet from the centerline) of Greer Road with the agreement line between Kenneth w. Benton et ux and Michael D. Alexander et ux and Marion Jeannette Glasgow, said line being described and recorded in Deed Book 8159 page 651 in the Register's Office of Davidson County, Tennessee, said pin being at the northwest corner of the herein described tract; Thence, with a curve in said right-of-way concave to the north and having a radius of 792.64 feet, easterly an arc distance of 38.09 feet through a central angle of 2 degrees 45 minutes 12 seconds to the point of tangency; Thence, with said right-of-way, South 89 degrees 58 minutes 14 seconds East 100.18 feet to the beginning of a curve in said right-of-way concave to the north and having a radius of 200.00 feet; Thence, with said curve and right-of-way, easterly an arc distance of 59.87 feet through a central angle of 17 degrees 09 minutes 01 seconds to an iron pin; Thence, severing the property of said Kenneth W. Benton and wife, Marjorie E. Benton, of record in Deed Book 7961 page 390 and Deed Book 8159 page 651 in said Register's Office, as follows: South 60 degrees 03 minutes 29 seconds East 152.46 feet to an iron pin, south 0 degrees 09 minutes 02 seconds East 785.43 feet to an iron pin in the northerly boundary line of property owned by Jim Sisco, of record in Deed Book 6129 page 33 in said Register's Office; Thence, with said boundary line, South 85 degrees 46 minutes 37 seconds west 195.59 feet to an iron pin in said agreement line: Thence, with said agreement line, North 8 degrees 55 minutes 39 seconds west 878.70 feet to the BEGINNING containing 5.10 acres.

The above described tract is benefited by an easement for an existing subsurface sewage disposal system located on the remaining portion of said Bentons' property and being more particularly described as follows:

To find the point of BEGINNING, start at the northwest corner of the above described tract; Thence, with a curve in the southerly right-of-way (25 feet from the centerline) of Greer Road concave to the north and having a radius of 792.64 feet, easterly an arc distance of 38.09 feet through a central angle of 2 degrees 45 minutes 12 seconds to the point of tangency; Thence, with said right-of-way, South 89 degrees 58 minutes 14 seconds East 100.18 feet to the beginning of a curve in said right-of-way concave to the north and having a radius of 200.00 feet; Thence, with said curve and right-of-way, easterly an arc distance of 59.87 feet through a central angle of 17 degrees 09 minutes 01 seconds to an iron pin; Thence, with the easterly boundary line of said tract, South 60 degrees 03 minutes 29 seconds East 50.00 feet to the point of BEGINNING; Thence, severing said Bentons' property, as follows: North 29 degrees 56 minutes 31 seconds East 40.00 feet, South 85 degrees 46 minutes 37 seconds East 50.00 feet, South 29 degrees 56 minutes 31 seconds West 67.87 feet to said easterly boundary line; Thence, with said boundary line, North 60 degrees 03 minutes 29 seconds West 41.37 feet to the BEGINNING.

This description is based on a field survey completed on November 1, 1988 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513.

Being the same property conveyed to Charles T. Furlow and wife, Doris L. Furlow by Warranty Deed from Gary M. Chambers and Wife Tammy L. Chambers, recorded September 22, 1997 in Book 10615, Page 864, in the Register's Office for Davidson County, Tennessee.