Bill Garrett Davidson County
Batch# 53318 DEEDWARR
01/31/2018 09:09:53 AM 4 pgs
Fees: $23.00 Taxes: $777.00
20180131-0009685

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Seong Hoover, a married person 10681 Ft. Campbell Boulevard Hopkinsville, KY 42240	Same	014-00-0-006.00 014-00-0-216.00 014-00-0-217.00 013-00-0-036.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM C. SANDERS, Jr., a single person,** has this day bargained and sold, and does hereby transfer and convey unto the said **SEONG HOOVER, a married person,** certain real estate in Davidson County, Tennessee, as follows:

TRACT 1

Certain real property situated in the 1st Civil District of Davidson County, Tennessee, being known as Lot 1 of the William C. Sanders, Jr., and wife, Shirley B. Sanders property, as of record in Instrument No. 20021114-0141432, Register's Office for Davidson County, Tennessee and described as follows, to-wit:

BEGINNING at an existing iron pin at the intersection of the southerly right of way margin of Interstate 24 with the westerly right of way margin of Harper Road, said intersection being the northeasterly corner of said herein described tract; thence, with said westerly right of way margin of Harper Road, South 04 degrees 03 minutes 08 seconds East, 332.01 feet to an iron pin (old); thence, leaving said right of way of Harper Road with a new line, North 67 degrees 21 minutes 16 seconds West, 667.05 feet to an iron pin (new); thence, continuing with a new line, North 05 degrees 50 minutes 58 seconds East, 421.50 feet to an iron pin (new) in the southerly right of way of Interstate 24; thence, with said southerly right of way of Interstate 24, South 57 degrees 51 minutes 59 seconds East, 648.55 feet to the POINT OF BEGINNING, and containing, 5.08 acres, more or less, according to a survey by Fisher & Arnold, Inc., Nashville, Tennessee, said survey being performed in April, 2003.

TRACT 2

Certain real property situated in the 1st Civil District of Davidson County, Tennessee, being known as Lot 2 of the William C. Sanders, Jr., and wife, Shirley B. Sanders property, as of record in Instrument No. 20021114-0141432, Register's Office for Davidson County, Tennessee and described as follows, to-wit:

BEGINNING at an existing concrete monument in the southerly right of way margin of Interstate 24, said concrete monument being in the easterly line of Walter O. Booker et ux, as of record in Deed Book 327, Page 222, Register's Office for Davidson County, Tennessee; thence with said southerly right of way of Interstate 24, South 57 degrees 51 minutes 49 seconds East 550.86 feet to an iron pin (new); thence leaving said right of way of Interstate 24 with a new line South 05 degrees 50 minutes 59 seconds West 421.50 feet to an iron pin (new); thence continuing with a new line, North 67 degrees 21 minutes 16 seconds West 520.67 feet to an iron pin (new) in said easterly line of Booker; thence with Booker, North 06 degrees 21 minutes 18 seconds East 515.00 feet to the POINT OF BEGINNING, and containing 5.34 acres more or less, according to a survey by Fisher & Arnold, Inc., Nashville, Tennessee, said survey being performed in April, 2003.

TRACT 3

PARCEL A: Certain real property situated in the 1st Civil District of Davidson County, Tennessee, being known as Lot 3 on the Boundary Survey and Division, prepared by Fisher & Arnold, Inc., dated May 20, 2003 and being identified as William C.Sanders,Jr.,and wife,Shirley B. Sanders property, as of record in Instrument No.

20021114-0141432, Register's Office for Davidson County, Tennessee and described as follows, to-wit:

BEGINNING at an existing iron pin in the westerly right of way margin of Harper Road, said iron pin being South 04 degrees 03 minutes 06 seconds East, 332.01 feet from an existing iron pin at the intersection of the westerly right of way of Harper Road with the southerly right of way of Interstate 24; thence, with said westerly right of way of Harper Road, South 88 degrees 16 minutes 49 seconds East, 15.79 feet to an iron pin (old); thence, continuing with Harper Road, South 01 degrees 37 minutes 58 seconds West, 211.63 feet to an iron pin (new); thence, with a new line, North 84 degrees 16 minutes 38 seconds West, 757.66 feet to an iron pin (new); Thence, continuing with a new line, North 18 degrees 05 minutes 44 seconds East, 413.77 feet to an iron pin (new); thence, on a new line South 67 degrees 21 minutes 16 seconds East, 667.05 feet to the POINT OF BEGINNING, and containing 5.02 acres, more or less, according to a survey by Fisher & Arnold, Inc., Nashville, Tennessee, said survey being performed in April, 2003.

PARCEL B: Certain real property situated in the 1st Civil District of Davidson County, Tennessee, being known as Lot 5 on the Boundary Survey and Division, prepared by Fisher & Arnold, Inc., dated May 20, 2003, and being identified as William C. Sanders, Jr., and wife, Shirley B. Sanders property, as of record in Instrument No. 20021114-0141432, Register's Office for Davidson County, Tennessee and described as follows, to-wit:

BEGINNING at an iron pin (old) in the westerly right of way margin of Harper Road, said iron pin being the northeasterly corner of the property conveyed to Billy R. Walker, et ux, by deed of record in Deed Book 4494, Page 254, Register's Office for Davidson County, Tennessee, said pin also being the southeasterly corner of said herein-described tract; thence, with said north line of Walker, North 88 degrees 00 minutes 07 seconds West, 1,196.17 feet to an iron pin (old), said pin being in the easterly line of James W. Atkins et ux, Olean Atkins, as of record in Deed Book 9264, Page 286, Register's Office for Davidson County, Tennessee; thence, with the easterly line of Atkins, North 06 degrees 34 minutes 00 seconds East, 27.20 feet to an iron pin (old) at the southeasterly corner of the property conveyed to Walter O. Booker, et ux, by deed of record in Deed Book 327, Page 22, Register's Office for Davidson County, Tennessee; thence, with Booker's easterly line, North 06 degrees 21 minutes 18 seconds East, 283.30 feet to an iron pin (new); thence, on a new line, South 84 degrees 38 minutes 32 seconds East, 415.63 feet to an iron pin (new); thence, continuing with a new line South 84 degrees 16 minutes 38 seconds East, 757.66 feet to an iron pin (new) in the westerly right of way margin of Harper Road; thence, with said westerly right of way of Harper Road, South 01 degrees 37 minutes 58 seconds West, 236.03 feet to the POINT OF BEGINNING, and containing 7.44 acres, more or less, according to a survey by Fisher & Arnold, Inc., Nashville, Tennessee, said survey being performed in April 2003.

TRACT 4

Certain real property situated in the 1st Civil District of Davidson County, Tennessee, being known as Lot 4 of the William C. Sanders, Jr., and wife, Shirley B. Sanders property, as of record in Instrument No. 20021114-0141432, Register's Office for Davidson County, Tennessee and described as follows, to-wit:

BEGINNING at an iron pin (new) in the easterly line of the property conveyed to Walter O. Booker, et ux, as of record in Deed Book 327, Page 222, Register's Office for Davidson County, Tennessee, said iron pin being South 06 degrees 21 minutes 18 seconds West, 515.00 feet from an existing concrete monument in the southerly right of way margin of Interstate 24; thence, leaving Booker with new lines as follows: South 67 degrees 21 minutes 16 seconds East, 520.67 feet to an iron pin (new); South 18 degrees 05 minutes 44 seconds West, 413.77 feet to an iron (new), North 84 degrees 38 minutes 32 seconds West, 415.63 feet to an iron pin (new), said pin being in the easterly line of Booker; thence, with Booker's easterly line, North 06 degrees 21

minutes 18 seconds East, 558.40 feet to the POINT OF BEGINNING, and containing 5.13 acres, more or less, according to a survey by Fisher & Arnold, Inc., Nashville, Tennessee, said survey being performed in April 2003.

Being the same property conveyed to William C. Sanders, Jr. and wife, Shirley B. Sanders by deed from Kay Wilson Camp, Billy Wayne Bracy, Robert D. Huber, Successor Co-Trustees of The Estate of E. G. Bracy, Sr., deceased, and Kay Wilson Camp, Billy Wayne Bracy, Robert D. Huber, Kenneth Bracy, Patricia Guild, Cheryl Lathan, Muriel Lewis, Karen Mitchell, Sandra Jones, Jeanne Thompson, Celeste Tuten, Barbara McAlister, as all the trust beneficiaries and all the heirs at law of E. G. Bracy, Sr., deceased, as Individuals, dated November 5, 2002 and recorded as Instrument No. 20021114-0141432, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William C. Sanders, Jr. and wife, Shirley B. Sanders by quitclaim deed from Kathy J. Byers, Trustee, dated September 28, 2004 and recorded as Instrument No. 20041004-0118896, said Register's Office. (Tract 1) The said Shirley B. Sanders having since died on November 29, 2017.

Further being the same property conveyed to William C. Sanders, Jr. and wife, Shirley B. Sanders by quitclaim deed from Kathy J. Byers, Trustee, dated September 28, 2004 and recorded as Instrument No. 20041004-0118897, said Register's Office. Further being the same property conveyed to William C. Sanders, III and wife, Erin McCasland Sanders by quitclaim deed from William C. Sanders, Jr. and wife, Shirley B. Sanders, dated August 31, 2005 and recorded as Instrument No. 20050922-0114080, said Register's Office. Further being the same property conveyed to William C. Sanders, Jr. and wife, Shirley B. Sanders by quitclaim deed from William C. Sanders, III and wife, Erin McCasland Sanders, dated March 19, 2010 and recorded as Instrument No. 20100319-0020924, said Register's Office. Further being the same property conveyed to William C. Sanders, Jr. and wife, Shirley B. Sanders by quitclaim deed from Frankie A. Matthews, Trustee, dated February 16, 2012 and recorded as Instrument No. 20120217-0014274, said Register's Office. (Tract 2) The said Shirley B. Sanders having since died on November 29, 2017.

Further being the same property conveyed to William C. Sanders, Jr. and wife, Shirley B. Sanders by quitclaim deed from Kathy J. Byers, Trustee, dated September 28, 2004 and recorded as Instrument No. 20041004-0118898, said Register's Office. (Tract 3, Parcel A) The said Shirley B. Sanders having since died on November 29, 2017.

Further being the same property conveyed to William C. Sanders, Jr. and wife, Shirley B. Sanders by quitclaim deed from Kathy J. Byers, Trustee, dated September 28, 2004 and recorded as Instrument No. 20041004-0118899, said Register's Office. (Tract 3, Parcel B) The said Shirley B. Sanders having since died on November 29, 2017.

Further being the same property conveyed to William C. Sanders, III and wife, Erin McCasland Sanders by quitclaim deed from William C. Sanders, Jr. and wife, Shirley B. Sanders, dated August 1, 2003 and recorded as Instrument No. 20030825-0123168, said Register's Office. Further being the same property conveyed to William C. Sanders, Jr. and wife, Shirley B. Sanders by quitclaim deed from William C. Sanders, III and wife, Erin McCasland Sanders, dated August 31, 2005 and recorded as Instrument No. 20050922-0114079, said Register's Office. (Tract 4) The said Shirley B. Sanders having since died on November 29, 2017.

The above described real property is subject to all easements, matters and restrictions of record including the following, to-wit:

Easements set forth in Instrument No. 20041004-0118896, said Register's Office. (Tract 1)

Declaration of Easement for Ingress and Egress of record as Instrument No. 20161012-0107810, said Register's Office. (Tracts 1, 3 and 4)

Sewage Disposal Easements of record as Instrument No. 20050922-0114078, said Register's Office. (Tracts 1 and 3)

Ingress and Egress Easement conveyed to the State of Tennessee as set forth in Book 4542, page 856, as amended by the Deed of Correction, Confirmation and Clarification of RIghts of Ingress and Egress, of record as Instrument No. 20020723-0088014, said Register's Office.

Easements referenced in Instrument No. 20100319-0020924, said Register's Office. (Tract 2)

Easements referenced in Instrument No. 20041004-0118898, said Register's Office. (Tract 3)

Easements referenced in Instrument No. 20050922-0114079, said Register's Office. (Tract 4)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $210,000.00.
Subscribed and sworn to before me,
this 29 of Jan, 2018.
My Commission Expires: 12/23/2020

Affiant

Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 26 day of January, 2018.

WILLIAM C. SANDERS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **WILLIAM C. SANDERS, JR.**, and bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26 day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY