Bill Garrett Davidson County
Batch# 60383 DEEDWARR
02/20/2018 01:52:20 PM 3 pgs
Fees: $18.00 Taxes: $778.80
20180220-0016018

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Brody Trainer
4219 Hermitage Road
Old Hickory, TN 37138

MORTGAGEE
First Tennessee Bank, N.A.
P.O. Box 132
Memphis, TN 38101

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 75
PARCEL 18.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Dennis Hoeppner and Philip Hoeppner,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brody Trainer and wife, Sendira Trainer,** 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, to-wit:

Tract 1
A certain tract or parcel of land in Davidson County, Tennessee, being a portion of the Cowgill Estate of record in Plan Book 421, Page 137, Register's Office for Davidson County, and described as follows to-wit:
Beginning in the center of Hadley's Bend Road, the Northwest corner of the W.A. Cowgill Tract, running thence South 57 degrees 45 minutes East 275 feet to a cherry tree in the property line between Jessie C. Johnson and W.A. Cowgill; running thence North 1 degree East 185.5 feet to a stake; thence North 57 degrees 45 minutes West 275 feet to the center of the Hadley's Bend Road; thence with the center of said Hadley's Bend Road South 1 degree West 185.5 feet to point of beginning.

Tract II
Lying in the 4th Civil District of Davidson County, Tennessee on the east side of Hadley's Bend Road more particularly described according to an unrecorded survey of John E. Perry, Surveyor for Wilson County, Tennessee under the date of December 1, 1945 as follows:

Beginning at a cross in the center of the Hadley's Bend Road at James C. Wright and Estelle B. Wright's Northwest corner and running South 58 1/4 degrees East 267 feet to the Northeast corner post of said James C. Wright and Estelle B. Wright's Northeast corner; thence North 1/34 degrees West 57 1/2 feet to an iron pin at the Southeast corner of Tract No. 2 being a lot reserved by Mrs. Jessie C. Johnson; thence North 70 degrees West, 230-7/10 feet to the beginning.

Tract III
Beginning at a cherry tree in the property line where running a line running North 57 degrees and 45 minutes West crosses a line running South one degree and no minutes West being the Southeast corner of James C. Wright's present property; thence 71.5 feet East on a line running North 57 degrees and 45 minutes West to an iron pin; thence 282.5 feet North on a line running South no degrees and 30 minutes West to an iron pin; thence 71.1 feet West on a line running South 89 degrees and 30

minutes East to an iron pin, being the Northeast corner of James C Wright's present property; thence 57.6 feet South on a line running South one degree and 45 minutes West to an iron pin; thence 8 feet East on a line running South 57 degrees and 45 minutes East to an iron pin; thence 185.5 feet South on a line running South one degree and no minutes West to the beginning.

Being the same property conveyed to Dennis Hoeppner, single and philip Hoeppner, single, by deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL2, dated August 9, 2006, of record in Instrument No. 200608180102034, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record, easements, covenants conditions and all matters and notes as shown on the plan of record in Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **4219 Hermitage Road Old Hickory, TN 37138.**

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 our hands this 15th day of February, 2018.

Dennis Hoeppner

Philip Hoeppner

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dennis Hoeppner and Philip Hoeppner, the bargainor(s) 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 this 15th day of February, 2018.

DEAN ROBINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $210,487.00.

AFFIANT

Subscribed and sworn to before me this 15th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 1.7.20

