WARRANTY DEED



MST 2018-0059

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

Ann Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2018

Notary Public

MY COMMISSION EXPIRES: 7-26-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chance Dill and Brittani Perez	First Community Mortgage, Inc	112 000 0 105.00
(NAME) 4162 Gourley Road	(NAME) 242 Robert Rose Dr. Ste 101	
(ADDRESS) Pegram, TN 37143	(ADDRESS) Murfreesboro, TN 37129	
(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, WE, **Catherine Dunaway, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Chance Dill and Brittani Nikole Perez, Husband and Wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **CHEATHAM** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being in the 8th Civil District of Davidson County, Tennessee, and in the 9th Civil District of Cheatham County, Tennessee, beginning at an iron pin set in the Northerly margin of the right of way for Gourley Road at the Cheatham-Davidson County line and in the Northwesterly margin of a fifty feet wide easement for ingress, egress and public utilities for the benefit of lands lying North and Northwest of this tract now owned by Dixieland Co.; thence with said county line and margin of said easement North 43 degrees 16' 45" East 191.66 feet to an iron pin set at the new terminus of said easement; thence, leaving Dunaway's original Northwest line and the county line and with a new line crossing into Cheatham County, North 20 degrees 03' 51" East 182.88 feet to a new iron pin; thence, North 30 degrees 25' 48" East 60.34 feet to a new iron pin; thence, North 65 degrees 01' 12" east 230.85 feet to an existing iron pin in said county line and in Loyde R. Anderton's line (Book 5030 page 412, R.O.D.C.) and being Dunaway's original northernmost corner; thence, leaving said county line and with Anderton's line crossing into Davidson County, South 09 degrees 45' 09" West 44.85 feet to a new iron pin; thence, South 21 degrees 43' 00" West 122.60 feet to a dead tree near the southwest corner of a barn; thence, South 05 degrees 22' 45" West 333.30 feet to an existing iron pin in the Northerly margin of the right of way for Gourley Road; thence, with said margin around a curve to the left with a radius of 964.05 feet, length of 201.22 and chord of North 82 degrees 41' 41" West 200.86 feet to an iron pin and North 88 degrees 38' 55" West 151.44 feet crossing the Southern terminus of said easement to the point of beginning, and containing 2.26 acres, more or less, according to an April 1St, 2003, survey by Tony Reasons, II, R.L.S. No. 1685, P. 0. Box 218019, 912 Harpeth Valley Place, Nashville, Tennessee 37221.

Bill Garrett Davidson County
Batch# 62456 DEEDWARR
02/26/2018 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20180226-0017912

Dixieland Co. reserves for itself, its successors and assigns, a fifty foot wide easement for ingress, egress, and public utilities running from Gourley Road to its remaining lands lying North and Northwest of the above-described tract which easement runs over land lying between parallel lines the Northernmost of which is the first call of the hereinabove described tract and the Southernmost of which is at all points fifty feet from the Northernmost line, with the Northern terminus being a line running perpendicular from the Northernmost line from the iron pin set 191.66 feet from Gourley Road in a Southeasterly direction to the Southernmost line.

Dixieland Co. for itself, its successors, and assigns reserves the right to grade and improve said strip to such standards as may be required for acceptance by the appropriate governmental entity as a publicly maintained road and to dedicate same as a publicly maintained road.

Said easement is not to be blocked or obstructed by gates or any other means.

Being the same property conveyed to Catherine Dunaway by Quitclaim Deed from Dixieland Co., a Tennessee Corporation of record in Instrument No. 20030904-0129522 Register's Office for Davidson County, Tennessee, dated August 11, 2003 and recorded on September 04, 2003. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 4162 Gourley Road Pegram, Tennessee 37143.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20031114-0166900 and Instrument Number 20040224-0020829, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book A-20/Map 14, Plat Book A-21/Map 7 (Slide 269B), Plat Book 7, Page 46 (Slide 351B) and Plat Book 13, Page 49 (Slide 801A), Register's Office for Davidson County, Tennessee. Easement as set forth of record in Instrument Number 20020513-0058431, and as amended in Instrument No. 20020702-0079697, in the Register's Office for Davidson County, Tennessee. Terms & Conditions & Easement as reserved of record in Instrument Number 20030904-0129522, in the Register's Office for Davidson County, Tennessee. Right of Way of Gourley Road Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This property, known as 4162 Gourley Road, Pegram, TN 37143
(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/our hand(s) this 21 DAY OF February, 2018.

Catherine Dunaway

Catherine Dunaway

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine Dunaway, with whom I am personally acquainted (or provided 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 the 21 day of February, 2018.

Notary Public
My Commission Expires: 5/27/2019

Amelia Thompson
State of Tennessee Notary Public
(SEAL)
Williamson County

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

