Bill Garrett Davidson County
Batch# 72977 DEEDWARR
03/26/2018 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20180326-0028028

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Subscribed and sworn to before me, this 19TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/25/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George A. Stumm, a single man	United Shore Financial Services, LLC (NAME)	
2707 Union Hill Road (ADDRESS)	1414 East Maple Rd (ADDRESS)	015-00-0-220.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Troy, MI 48083 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Danita N. Antonutti, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto George A. Stumm, a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT 6 ON AN UNRECORDED SURVEY BY WILLIAM M. KEEL, SURVEYOR, 7129 OLD HICKORY BOULEVARD, WHITES CREEK, TENNESSEE, LICENSE NO. 990, DATED FEBRUARY, 1984, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING N 52 DEG. 57' 05" E, 738.02 FEET FROM THE NORTHEASTERLY CORNER OF PROPERTY CONVEYED TO GEORGE L. HUFFMAN, AND WIFE, BOOK 4493, PAGE 061, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE NORTHWESTERLY CORNER OF THIS TRACT, THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY MARGIN OF UNION HILL ROAD, N 52 DEG. 57' 05" E, 494.35 FEET TO A POINT; THENCE FOLLOWING A CURVE HAVING A DELTA OF 08 DEG. 36' 00", A RADIUS OF 1,086.75 FEET, AND A LENGTH OF 163.12 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY MARGIN OF UNION HILL ROAD S 24 DEG. 25' 00" E, 328.10 FEET TO A POINT; THENCE S 23 DEG. 20' 35" E, 521.25 FEET TO A POINT; THENCE S 72 DEG. 16' 29" W 685.71 FEET TO A POINT; THENCE N 19 DEG. 59' 56" W, 616.26 FEET TO THE POINT OF BEGINNING, CONTAINING 11.01 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM CONVEYANCE, IS THE PORTION CONVEYED TO DARYL KING AND SUSAN KING, HUSBAND AND WIFE BY WARRANTY DEED FROM DANITA N. ANTONUTTI, OF RECORD IN INSTRUMENT NO. 20080411-0036705, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 2
COMMENCING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF UNION HILL ROAD, SAID PIN BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO NORMA JEAN DRAPER BY DEED OF RECORD IN BOOK 8676, PAGE 835, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND ALSO BEING THE NORTHWEST CORNER OF THIS TRACT; THENCE, WITH THE SOUTHERLY MARGIN OF UNION HILL ROAD, S 43°26' 31" W, 455.92' TO AN IRON PIN; THENCE, SOUTHWEST ALONG THE RIGHT-OF-WAY ALONG A CURVE OF UNION HILL ROAD TO THE LEFT (3° 44' 18"; 2500.00') A DISTANCE OF 163.12' TO AN IRON PIN; THENCE S 49° 26' 58" W, 96.72' THE POINT OF BEGINNING AT AN IRON PIN; THENCE S 31°' 42' 31" E, 313.57' TO AN IRON PIN; THENCE, S 08° 29' 20" W, 123.56' TO AN IRON PIN; THENCE S 18° 49' 52" W, 416.73' TO AN IRON PIN; THENCE S 68° 49' 23" W, 150.05' TO AN IRON PIN; THENCE, N 19° 59' 56" W, 616.26' TO AN IRON PIN; THENCE N 49° 26' 58" E, 397.63" TO THE POINT OF BEGINNING, CONTAINING 240,743.27 SQUARE FEET OR 5.53 ACRES MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DANITA N. ANTONUTTI AND HUSBAND, MARK C. ANTONUTTI BY WARRANTY DEED FROM RUSSELL L. COLLINS AND WIFE, VONNITA COLLINS OF RECORD IN INSTRUMENT NO. 200611080139184; AND BEING A PORTION OF THE SAME PROPERTY AS FURTHER CONVEYED TO DANITA N. ANTONUTTI BY QUITCLAIM DEED FROM MARK C. ANTONUTTI, BY VIRTUE OF MARITAL DISSOLUTION AGREEMENT IN CIVIL ACTION NO. 06D-3330, OF RECORD IN

WARRANTY DEED
(Continued)

INSTRUMENT NO. 200711300139334, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2707 Union Hill Road, Joelton, TN 37080
(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 19th day of March, 2018.

Danita N. Antonutti

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danita N. Antonutti, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of March, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

