Bill Garrett Davidson County
Batch# 75281 DEEDWARR
04/02/2018 11:15:16 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20180402-0030160

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810366

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Shannon O'Neill
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of March, 2018.

NOTARY PUBLIC

My commission expires: 10/6/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Edward Kehoe 5944 South New Hope Road Hermitage, TN 37076	~~Same address as new owner~~ Wilson Bank & Trust P.O. Box 768 Lebanon, TN 37088	098-00-0-009.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand and 00/100 Dollars ($270,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRANDON D. WINGATE AND BILLY J. NUNLEY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN EDWARD KEHOE***, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

*unmarried

BEGINNING at a point in the center line of a T.V.A. easement at the West margin of New Hope Road as presently located, said point being approximately 2800 feet North from the intersection of Bell Road and New Hope Road; thence, leaving said West margin along the center line to the T.V.A. easement South 70 deg. 00' 20: West 191.11 feet to an iron pin, said point being the Northeast corner of Lot No. 295, Lake Park, Section 4-A, as recorded in Plat Book 5190, page 52, said Register's Office, and the Southeast corner of Lot No. 214-A on the Plan of the Re-subdivision of Lake Park, Section 4, as recorded in Plat Book 5190, page 15, said Register's Office; thence, along the East line of Lot No. 214-A North 19 deg. 17' 29" West 192.25 feet to a concrete monument; thence, along the North line of this tract and with a rock wall and fence North 84 deg. 14' 36" East 187.38 feet to an iron pin in the West margin of New Hope Road; thence, with said margin with a curve to the left, radius = 1118.84 feet, a distance of 146.63 feet, the cord having a bearing of South 22 deg. 47' 11" East 146.33 feet to the point of beginning, containing 31,244 square feet, 0.72 acres according to a survey prepared by R.L. Montoya Land Surveying, dated October 26, 1982.

Being then the same property conveyed to Brandon D. Wingate and Billy J. Nunley by Warranty Deed from Brad Smotherman, dated November 29, 2017, recorded December 14, 2017, of record in Instrument #20171214-0127506 in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Brad Smotherman, by Warranty Deed from Johnny James Mann and Jacqueline Mann, dated 11/13/2017, recorded 11/17/2017, of record in Instrument #20171117-0118073, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5944 South New Hope Road, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of March, 2018.

BRANDON D. WINGATE

BILLY J. NUNLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Brandon D. Wingate and Billy J. Nunley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of March, 2018.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My commission expires: 10/6/21