Bill Garrett Davidson County
Batch# 76799 DEEDWARR
04/06/2018 09:29:30 AM 5 pgs
Fees: $28.00 Taxes: $1,350.50
20180406-0032336

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of April, 2018.

Notary Public
My Commission Expires: 3-13-22

18-0095

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sandra L. Durnin	New Owner	
~~5071 Cougar Cove~~ 9195 Keats Street		004-00-0-158.00
~~Joelton, TN 37080~~ Franklin, TN 37064		

WARRANTY DEED

For and in 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

Logan Epperson, married,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sandra L. Durnin, a married woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT 8 ON THE PLAN OF THE JAMES I. CALDWELL, III AND DAVID R. WADE, III PROPERTY, NOT OF RECORD, PREPARED BY JOE N. CUMMINGS DATED MARCH 17, 1988, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING START AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY (25 FEET FROM THE CENTERLINE) OF COOPERTOWN ROAD WITH THE WESTERLY BOUNDARY LINE OF PROPERTY OWNED BY MARIE SLOAN, OF RECORD IN DEED BOOK 6842, PAGE 844, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID INTERSECTION BEING WESTERLY APPROXIMATELY 1375 FEET ALONG SAID RIGHT-OF-WAY FROM WHITES CREEK PIKE; THENCE, WITH SAID SLOAN'S WESTERLY BOUNDARY LINE, SOUTH 0 DEGREES 44 MINUTES 00 SECONDS WEST 780.29 FEET TO AN IRON PIN IN THE BOUNDARY LINE OF PROPERTY OWNED BY JAMES I. CALDWELL, III AND DAVID R. WADE, III, OF RECORD IN DEED BOOK 7473, PAGE 663, SAID REGISTER'S OFFICE; THENCE SEVERING SAID CALDWELL AND WADE PROPERTY AS FOLLOWS: NORTH 89 DEGREES 39 MINUTES 40 SECONDS WEST 13.24 FEET TO AN IRON PIN; SOUTH 27 DEGREES 33 MINUTES 00 SECONDS WEST 543.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 308.52 FEET; THENCE CONTINUING TO

SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE, AN ARC DISTANCE OF 209.23 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY SOUTH 66 DEGREES 24 MINUTE 20 SECONDS WEST 110.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 176.45 FEET; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE, AN ARC DISTANCE OF 60.97 FEET TO AN IRON PIN, THE POINT OF BEGINNING; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY, SOUTH 43 DEGREES 23 MINUTES 20 SECONDS EAST 822.71 FEET TO AN IRON PIN IN THE NORTHERLY BOUNDARY LINE OF PROPERTY OWNED BY VERNON L. LAIN, OF RECORD IN DEED BOOK 5098, PAGE 435, SAID REGISTER'S OFFICE; THENCE WITH SAID NORTHERLY BOUNDARY LINE AS FOLLOWS, SOUTH 75 DEGREES 59 MINUTES 00 SECONDS WEST 429.93 FEET TO AN IRON PIN, SOUTH 87 DEGREES 10 MINUTES 00 SECONDS WEST 112.06 FEET TO THE INTERSECTION OF TWO DRAINS; THENCE, AGAIN SEVERING SAID CALDWELL AND WADE PROPERTY, NORTH 11 DEGREES 12 MINUTES 20 SECONDS WEST 582.43 FEET TO AN IRON PIN; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET, NORTHEASTERLY AN ARC DISTANCE OF 79.29 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 50.00 FEET; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE, NORTHEASTERLY AN ARC DISTANCE OF 36.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 176.45 FEET; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE, NORTHEASTERLY AN ARC DISTANCE OF 53.16 FEET TO THE BEGINNING CONTAINING 5.12 ACRES.

THE ABOVE DESCRIBED TRACT IS BENEFITED BY A 50 FOOT WIDE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS BETWEEN SAID TRACT AND COOPERTOWN ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY (25 FEET FROM THE CENTERLINE) OF COOPERTOWN ROAD WITH THE WESTERLY BOUNDARY LINE OF PROPERTY OWNED BY MARIE SLOAN, OF RECORD IN DEED BOOK 6842, PAGE 844, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PIN BEING WESTERLY APPROXIMATELY 1375 FEET ALONG SAID RIGHT-OF-WAY FROM ITS INTERSECTION WITH WHITES CREEK PIKE; THENCE, LEAVING SAID RIGHT-OF WAY WITH SAID WESTERLY BOUNDARY LINE, SOUTH 0 DEG. 44 MINUTES 00 SECONDS WEST 780.29 FEET TO AN IRON PIN AT SAID SLOAN'S SOUTHWEST CORNER; THENCE, SEVERING THE PROPERTY OF JAMES I. CALDWELL, III AND DAVID R. WADE, III, OF RECORD IN DEED BOOK 7473, PAGE 663, SAID REGISTER'S OFFICE, AS FOLLOWS: NORTH 89 DEGREES 39 MINUTES 40 SECONDS WEST 13.24 FEET; SOUTH 27 DEGREES 33 MINUTES 00 SECONDS WEST 543.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 308.52 FEET; THENCE, WITH SAID CURVE, AN ARC DISTANCE OF 209.23 FEET THROUGH A CENTRAL ANGLE OF 38 DEGREES 51 MINUTES 20 SECONDS TO THE POINT OF TANGENCY, SOUTH 66 DEGREES 24 MINUTES 20 SECONDS WEST 110.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 176.45 FEET; THENCE, WITH SAID CURVE, AN ARC DISTANCE OF 114.13 FEET THROUGH A CENTRAL ANGLE OF 37 DEGREES 03 MINUTES 40 SECONDS TO THE BEGINNING OF A TURN-IN CURVE TO A CUL-DE-SAC CONCAVE TO THE EAST AND HAVING A RADIUS OF 50.00 FEET; THENCE, WITH SAID TURN. IN CURVE, AN ARC DISTANCE OF 36.14 FEET THROUGH A CENTRAL

ANGLE OF 41 DEGREES 24 MINUTES 40 SECONDS TO THE BEGINNING OF A CUL-DE-SAC TURN AROUND CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 50.00 FEET; THENCE, WITH SAID TURN AROUND CURVE, AN ARC DISTANCE OF 229.35 FEET TO THE BEGINNING OF A TURN-IN CURVE LEAVING SAID CUL- DE-SAC CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE, WITH SAID TURN-IN CURVE, AN ARC DISTANCE OF 36.14 FEET THROUGH A CENTRAL ANGLE OF 41 DEGREES 24 MINUTES 40 SECONDS TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 226.45 FEET; THENCE, WITH SAID CURVE, AN ARC DISTANCE OF 146.48 FEET THROUGH A CENTRAL ANGLE OF 37 DEGREES 03 MINUTES 40 SECONDS TO THE POINT OF TANGENCY, NORTH 66 DEGREES 24 SECONDS 20 MINUTES EAST 110.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 258.52 FEET; THENCE, WITH SAID CURVE, AN ARC DISTANCE OF 175.32 FEET THROUGH A CENTRAL ANGLE OF 38 DEGREES 51 MINUTES 20 SECONDS TO THE POINT OF TANGENCY, NORTH 27 DEGREES 33 MINUTES 00 SECONDS EAST 382.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 748.48 FEET; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE AND CONTINUING WITH THE EASTERLY BOUNDARY LINE OF PROPERTY OWNED BY DONALD DICKERSON, OF RECORD IN DEED BOOK 7271, PAGE 681, SAID REGISTER'S OFFICE, AN ARC DISTANCE OF 350.30 FEET THROUGH A CENTRAL ANGLE OF 26 DEGREES 49 MINUTES 00 SECONDS TO AN IRON PIN AT THE POINT OF TANGENCY; THENCE, WITH THE EASTERLY BOUNDARY LINE OF HARGROVE SUBDIVISION, OF RECORD IN PLAT BOOK 6050, PAGE 317, SAID REGISTER'S OFFICE, NORTH 0 DEGREES 44 MINUTES 00 SECONDS EAST 572.24 FEET TO A CONCRETE MONUMENT IN SAID SOUTHERLY RIGHT-OF-WAY OF COOPERTOWN ROAD; THENCE, WITH SAID RIGHT-OF-WAY, SOUTH 79 DEGREES 44 MINUTE 00 SECONDS EAST 50.70 FEET TO THE BEGINNING.)

Being the same property conveyed to Logan Epperson and Michael R. Epperson by Warranty deed from Federal Home Loan Corporation ("Freddie Mac"), organized and existing under the laws of the United States of America of record in Instrument No. 20140623-0054524 Register's Office for Davidson County, Tennessee, dated April 22, 2014 and recorded on June 23, 2014.

Being the same property conveyed to Logan Epperson by Quitclaim deed from Michael R. Epperson of record in Instrument No. 20170807-0080636 Register's Office for Davidson County, Tennessee, dated August 4, 2017 and recorded on August 7, 2017.

The spouse of the Grantor hereby joins in this conveyance for the purpose of conveying any marital interest, if any, in the subject property.

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

This is improved property located at **5071 Cougar Cove, Joelton, TN 37080.**

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 4th day of April, 2018.

Logan Epperson

Kortni Epperson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Logan Epperson and Kortni Epperson**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 4th (KS) day of April, 2018.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimbra Spann, Notary Public

My Commission Expires: 3/3/2019

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)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

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