WARRANTY DEED

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 80204 DEEDWARR
04/12/2018 11:16:43 AM 2 pgs
Fees: $13.00 Taxes: $1,664.82

20180412-0034479

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WILLIAM STEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Diyar Mayi	First Bank	187 00074
(NAME)	(NAME)	
6561 Burkitt Road	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John N. Tice and wife, Susan D. Tice**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Diyar Mayi unmarried man**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the Fifth Civil District of Davidson County, Tennessee, being Tract No. 12 of the division of the Roberta L. McFarlin property, not of record, and being described according to a survey of J. Bruce Rainey, Surveyor, No. 823, dated . August 28, 1981, as follows:

Beginning at an iron pin set on the southerly margin of Burkitt Road (25 feet south of the centerline), said point of beginning being 2286.58 feet easterly from the northeast corner of the Gordon Wheeler land of record in Book 3705, Page 85, Register's Office for Davidson County, Tennessee; thence with said margin South 59°38'38" East 83.00 feet to an iron pin; thence South 62°07'38" East 52.84 feet to an iron pin; thence leaving the said Burkitt Road and with a fence South 04°52'46" East 3 73.91 feet to an existing iron pin; thence with the line of the Rachel Bonds land and a fence South 04° 43'01" East 317.19 feet to an iron pin; thence South 04°56'45" East 224.82 feet to an iron pin; thence leaving existing new fence and with an old fence South 05°32'26" East 125.00 feet to a point; thence South 04°55'25" East 969.98 feet to an iron pin; thence leaving Bonds' line and with the line of the Betty Battle land and a fence, North 83°11'20" West 86.94 feet to an iron pin; thence South 86°36' 36" West 34.66 feet to an iron pin; thence North 83°33' 42" West 36.01 feet to an iron pin; thence North 83°06' 50" West 98.77 feet to an iron pin; thence South 24°55' 09" West 14.81 feet to an iron pin; thence South 05°43'55" West 89.71 feet to an iron pin, the northeast corner of the William Guthrie property of record in Book 4966, Page 332, Register's Office for Davidson County, Tennessee; thence along Guthrie's north line North 85°29'36" West 52.36 feet to an iron pin; thence leaving Guthrie's line North 01°13'13" East 1304.12 feet to a n iron pin; thence North 00° 14' 13" East 840.74 feet to the point of beginning, containing 10.01 acres, more or less.

Together with a 10 foot wide easement along the southerly margin of Burkitt Road on Tracts 10 and 11, extending from a line ten feet west of and perpendicular to the easterly end of the existing Metro water line to the common property line between Tracts 11 and 12 for the installation and upkeep of an underground water line for the benefit of said Tract 12 in said division of the Roberta L. McFarlin land on Burkitt Road, said easement to terminate for

Tract 12 within sixty (60) days after said Metro water line is extended along Burkitt Road to a point where Metro water service is available to said Tract 12.

Being the same property conveyed to John N. Tice and wife, Susan D. Tice by Warranty Deed dated 2/20/2004 from Darrell Allen Cooke, Charles Henry Daniels, Jimmy Gary Hedgepath, and Jean Darlene May of record in Instrument 200403030024197, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Restrictions of record in Book 5805, Page 471; (2) Easement of record in Instrument 200403030024197, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6561 Burkitt Road, Antioch, TN 37013

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th day of April, 2018.

John N. Tice

Susan D. Tice

State of Tennessee
County of Williamson

Personally appeared before me John N. Tice and Susan D. Tice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of April, 2018.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129