Bill Garrett
Batch# 83038 DEEDWARR
04/20/2018 09:50:17 AM 2 pgs
Fees: $13.00 Taxes: $1,524.40
20180420-0037302

# WARRANTY DEED

PATEL-H18104

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF April, 2018.

Notary Public

(Affix Seal)

My Commission Expires: 7/6/2020

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~
**PROPERTY TITLE SERVICES, LLC**
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Meera Patel | NEW OWNER | 016.00-0-266.00 & 296.00 |
| 3110 Ivey Point Road | | |
| Goodlettsville, TN 37072 | | |

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 consideration, the receipt of which is hereby acknowledged, I/we, SHANNAH MATHERLEY AND HUSBAND, FRANK MATHERLEY III, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MEERA PATEL, unmarried hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1:

Land referred to in this commitment is described as all that certain property situated in City of Goodlettsville in the County of Davidson, and State of Tennessee and being described ina Deed dated 12/30/2004 and recorded 01/09/2005 as Instrument # 20050119-0006577 among land records of the County and State set forth above, and referenced as follows:

Being a tract of land in the 3rd Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Samuel L. Spencer and wife in Deed Book 9890, page 370, R.O.D.C., TN known as tract 2 more accurately described according to a survey by Tommy E. Walker TN Lic. No. 1465, dated 12/06/04, as follows: Beginning at a set iron pin, said pin being the southeast corner of herein described tract and located S 44 deg. 07' 05" W 644.44' and N 80 deg. 42' 35" W 255.35' from the most northeast corner of Samuel Spencer (DB 9685, page 534, RODCT), also known as Map 10 parcel 79 TAODCT; thence N 80 deg. 42' 35" W 760.15' to an existing iron pin; thence N 14 deg. 28' 43" E 146.65' to an existing iron pin; thence N 04 deg. 57' 14" E 439.43' to an existing concrete monument; thence S 77 deg. 06' 43" E 446.36' to an existing iron pin; thence S 78 deg. 27 29" E, 328.73' to a set iron pin; thence S 08 deg. 38' 25" w 543.33 to the point of beginning, containing 9.759 acres, more or less.

Being the same property conveyed to Shannah L. Matherley and husband Frank H. Matherley III from Samuel L. Spencer and wife Sophia K. Spencer by Deed dated 12/30/2004 and recorded 01/19/2005 in Inst # 20050119-0006577 in Davidson County, Tennessee.

Parcel No. 016 00 0 296.00

Commonly known as:
3110 Ivey Point Rd., Goodlettsville, TN 37072

TRACT 2:

BEING a tract of land in the 3rd Councilmanic District of Davidson County, Tennessee, and a portion of the property conveyed to Samuel L. Spencer and wife, in Deed Book 9890, Page 370, Register's Office for Davidson County, Tennessee, more accurately described to a survey by Tommy E. Walker, TN Lic. No. 1465 dated 12/06/04 as follows:

BEGINNING at an existing iron pin, said pin being located S 44 degrees 07' 05" W., 644.44' from the most northeast corner of Samuel Spencer in (DB 9685, Page 534, RODCT), also known as Map 10, Parcel 79 TAODCT; Thence S. 44 degrees 06' 52" W., 1044.12' passing an existing iron pin at 746.72' to an existing iron pin; thence N. 80 degrees 42' 35" W., 255.35' to a set iron pin; Thence N. 08 degrees 38' 25" E., 543.33' to an existing iron pin; Thence S. 78 degrees 27' 29" E., 101.50' to an existing iron pin; Thence N. 66 degrees 38' 20" E, 272.22' to an existing iron pin; Thence N. 36 degrees 44' 11" E., 411.82' to an existing iron pin; Thence S. 50 degrees 44' 24" E., 389.40' to the point of beginning, containing 9.759 acres.

THE above described tract is served by a 50' Ingress, Egress & Private Utility easement as described below:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KU-18-3110

BEGINNING at an existing iron pin in the southerly margin of Ivey Point Road, said pin being the most northwest corner of Samuel Spencer in (DB 9685, Page 534 RODCT); Thence with said margin S. 60 degrees 29' 04" E., 51.65'; Thence now leaving said margin S. 15 degrees 00' 54" W., 212.57'; Thence S. 66 degrees 09' 28" W., 307.34' Thence S. 37 degrees 49' 07" W., 109.67'; Thence N. 50 degrees 44' 24" W., 50.08' to an existing iron pin; Thence N. 37 degrees 49' 07" E., 121.04' to an existing iron pin; Thence N. 66 degrees 09' 28" E.,296.04' to an existing concrete monument; Thence N. 15 degrees 00' 54" E., 201.58 to the point of beginning.

THE above described tract is served by a 50' Ingress, Egress & Private Utility easement as described below:

BEGINNING at an existing iron pin, said pin being the most northeast corner of tract described above; thence S. 44 degrees 06' 52" W., 1044.12' to an existing iron pin; Thence N. 80 degrees 42' 35" W., 255.35' to an existing iron pin; Thence N 08 degrees 38' 25" E, 50.00'; Thence S. 80 degrees 42' 35" E, 229.79'; Thence N. 44 degrees 06' 52" E., 1013.75'; Thence S. 50 degrees 44' 24" E., 50.00' to the point of beginning.

THE above described tract will retain a transferable right of usage for ingress, egress and private utilities to the easement described above.

THE owners, Shelley Spencer Jones and Byron Scott Jones, or any future owners of the property described herein, known as Section 1, grant a permanent, transferable" right to use" of the easement for the property defined in this deed for ingress, egress and private utilities to the current owners of the adjacent property, Samuel L. Spencer and Sophia Spencer, or any future owners of said property.

THE owner, Shelley Spencer Jones, retains a permanent, transferable "right of use" of the easement for the said property owned by Shannah Matherley and Frankie Matherley, known as Section 2, for ingress, egress and private utilities as well as any future owners of said property served by the easement described in their deed.

THE owner, Shelley Spencer Jones, retains a permanent, transferable "right of use" of the easement for the adjacent property owned by Samuel L. Spencer and Sophia Spencer for ingress, egress and private utilities as well as any future owners of said property served by the easement described in their deed.

BEING the same property conveyed to Shannah Matherley and husband, Frank Matherley III by deed from Shelley Spencer Jones of record at Book 201005180038345, recorded on 05/18/2010, Register's Office for Davidson County, Tennessee.

Further Vesting: And, the same property conveyed to Shannah Matherley and husband, Frank H. Matherley, III by quitclaim deed of Samuel L. Spencer and wife, Sophia K. Spencer recorded in Inst. #200501190006577. See also prior deeds of record in Inst. #200701230009234; Inst. #200504110039244; Book 9890, Page 370; and Book 1272, Page 387.

THIS description is the same as the previous deed of record.

THIS unimproved property known as 3112 Ivey Point Road, Goodlettsville, TN 37072-9117.

( ) unimproved
This is ( X ) improved property known as 3110 Ivey Point Road, Goodlettsville, Tennessee 37072 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 17 day of April, 2018 :

Shannah Matherley

Frank Matherley III

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named SHANNAH MATHERLEY AND HUSBAND, FRANK MATHERLEY III, the bargainor(s), 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 official seal at Sumner County, Tennessee, this 17 day of April, 2018.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019