WARRANTY DEED

Bill Garrett Davidson County
Batch# 84510 **DEEDWARR**
04/25/2018 10:13:15 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180425-0038861

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 3/2/21 (AFFIX SEAL)

KIM PEARCY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jonathan Owens, and Carrie Metcalf	New Owner	12-156
(NAME)	(NAME)	
8175 & 8181 Old Springfield Pike	"	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180834

For and 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, I/we, Chris Eckard and wife, Erin Eckard , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jonathan Owens, unmarried and Carrie Metcalf, unmarried, as tenants in common with right of survivorship, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

TRACT NO. 1: (Property commonly known as 8175 Old Springfield Pike)
Being Tract No. 1, as shown on a Plat of Filson Property and more particularly described according to a survey by Michael P. Green, Surveyor 973, dated October 17, 1986, as follows:

BEGINNING at an iron pin, corner to H. W. Everett on westerly side of Old Springfield Road; thence following said Road North 22 degrees 17 minutes West 117.3 feet to a utility pole; thence North 21 degrees 41 minutes West 489.85 feet to an iron pin and corner to Tract No. 2; thence South 67 degrees 35 minutes West 678.5 feet to a metal fence post; thence South 17 degrees 25 minutes East 541 feet to an iron pin set 1.0 feet North of 11 inch cedar; thence North 74 degrees 12 minutes East 593.7 feet to an iron pin; thence North 67 degrees 11 minutes East 129.0 feet to the **POINT OF BEGINNING**, containing 9.38 Acres more or less.

Included in the above description and included in this conveyance is the following description:
Being Lot No. 1, of the Lori D. Atchley Lot, which is of record in Plat Book 8250, Page 140, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Chris Eckard by Warranty Deed dated September 3, 2015, from Joel Stanley Birdwell, Trustee, of the Joel Stanley Birdwell Living Trust dated November 11, 2008 and filed of record in Instrument No. 20150915-0093385, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: (Property commonly known as 8181 Old Springfield Pike)

Being Tract No. 2 as shown on a Plat of Filson Property and more particularly described according to a survey by Michael P. Green, Surveyor 963, dated October 17, 1986, as follows:

BEGINNING at an iron pin, corner of Tract No. 1 on the westerly side of Old Springfield Road; thence South 67 degrees 35 minutes West 678.5 feet to a metal fence post; thence South 17 degrees 25 minutes E 541.8 feet to H. W. Everett Property; thence South 74 degrees 12 minutes W 61.0 feet to an iron pin; thence with a fence South 34 degrees 05 minutes W 254.4 feet to a fence; thence North 58 degrees 48 minutes W 840.7 feet to an iron pin; thence North 68 degrees 26 minutes W 88 feet to an iron pin; thence with the line between Tracts 2 and 3, North 67 degrees 35 minutes E 1550.5 feet to an iron pin; thence South 21 degrees 41 minutes E 75.1 feet to the **BEGINNING**, containing 10.42 acres, more or less.

BEING the same property conveyed to Chris Eckard by Warranty Deed dated September 3, 2015, from Phillip W. Patrick, Trustee, of the Phillip W. Patrick Living Trust dated November 11, 2008 and filed of record in Instrument No. 20150915-0093386, Register's Office for Davidson County, Tennessee.

Tract No. 1 and Tract No. 2: BEING the same property conveyed to Chris Eckard and wife, Erin Eckard by Quitclaim Deed from Chris Eckard, dated September 9, 2015 and filed of record in Instrument No. 20150915-0093387, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 8175 & 8181 Old Springfield Pike, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of April, 2018

Chris Eckard

Erin Eckard

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Chris Eckard and wife, Erin Eckard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of April, 2018.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY