Bill Garrett Davidson County
Batch# 84591 DEEDWARR
04/25/2018 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20180425-0038999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 24TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Straub, unmarried	New Owner (NAME)	008-00-0-003.00
4120 Baxter Road (ADDRESS)	(ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mike Doss and Cindy Doss, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steven Straub, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1
BEING TWO TRACTS OF LAND IN THE 1ST COUNCIL DISTRICT OF DAVIDSON COUNTY TENNESSEE, AND PORTIONS OF THAT PROPERTY CONVEYED TO MIKE & CINDY DOSS IN DB 20060829-0106666, R.O.D.C.T., MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY BY ANTHONY T. BOLLINGER, R.L.S. TN LIC. NO. 2095 DATED 04/16/18;

BEGINNING AT A SET IRON PIN IN THE NORTHWESTERLY MARGIN OF BAXTER, SAID PIN BEING THE NORTHEAST CORNER TO HEREIN DESCRIBED TRACT; THENCE WITH SAID MARGIN FOR THE NEXT FIVE CALLS: S 53°49'07" W, 237.60'; THENCE WITH A CURVE TO THE RIGHT (I= 19°19'43", R= 540.52' & CB= S 63°28'59" W, 181.48'), L= 182.34'; THENCE S 73°08'50" W, 170.64'; THENCE WITH A CURVE TO THE RIGHT (I= 26°43'01", R= 357.82' & CB= S 86°33'41" W, 165.34') L= 166.85'; THENCE WITH A CURVE TO
THE RIGHT (I= 38°29'26", R= 119.79' & CB= N 60°50'05" W, 78.97') L= 80.47' TO AN EXISTING IRON PIN, A CORNER TO BOBBY HUNTER IN DB 8,829, PG 350 R.O.D.C.T.; THENCE LEAVING SAID MARGIN WITH SAID HUNTER FOR THE NEXT TWO CALLS: N 18°40'05" E, 158.74' TO AN EXISTING IRON PIN; THENCE N 79°48'55" W, 106.70' TO AN EXISTING IRON PIN IN THE EASTERLY MARGIN OF BAXTER ROAD; THENCE NOW LEAVING SAID HUNTER WITH SAID MARGIN FOR THE NEXT TWO CALLS: N 01°07'59" E, 37.89'; THENCE N 02°43'39" E, 77.48' TO A SET IRON PIN; THENCE NOW LEAVING SAID MARGIN S 86°23'00" E, 645.43' TO AN
EXISTING 1" PIPE, A COMMON CORNER TO STANLEY COOPER; THENCE WITH SAID COOPER S 89°24'35" E, 157.11' TO THE POINT OF BEGINNING CONTAINING 3.749 ACRES.

TRACT 2

BEGINNING AT AN EXISTING IRON PIN MARKING THE MOST NORTHWEST CORNER OF THE PARENT TRACT, SAID PIN ALSO BEING THE MOST NORTHWEST CORNER OF HEREIN TRIANGULAR SHAPED TRACT; THENCE S 86°23'00" E, 39.39' TO A SET IRON PIN IN THE WESTERLY MARGIN OF BAXTER ROAD; THENCE WITH SAID MARGIN S 02°43'39" W, 50.90' TO A SET IRON PIN; THENCE NOW LEAVING SAID MARGIN N 34°40'23" W, 64.84' TO THE POINT OF BEGINNING
CONTAINING 0.023 ACRES.

BEING THE SAME PROPERTY CONVEYED TO MIKE DOSS AND WIFE, CINDY DOSS BY WARRANTY DEED FROM WILLIAM L. COLLEY AND WIFE, ANNE T. COLLEY, OF RECORD IN INSTRUMENT NO. 20060829-0106666, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS

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

WARRANTY DEED
(Continued)

unimproved ( )
This is improved (X) property, known as 4120 Baxter Road, Joelton, TN 37080
(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 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 my/our hand(s) this 24th day of April, 2018.

Mike Doss

Cindy Doss

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mike Doss and Cindy Doss, husband and wife, the herein 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, this the 24th day of April, 2018.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-20-2019

My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

True Copy Certification

I, MARTHA BROWN, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, 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: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY