Bill Garrett Davidson County
Batch# 90534 **DEEDWARR**
05/09/2018 02:34:29 PM 2 pgs
Fees: $13.00 Taxes: $636.40

20180509-0044604

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $172,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th day of May, 2018.

NOTARY PUBLIC

My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2020

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Donald Koons and Heather Koons	NEW OWNER	P/O 01500003900
(NAME)	(NAME)	
1206 Paris Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		

Warranty Deed

For and in Consideration of the sum of $172,000.00 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 **Zenarosa C. Salcedo and husband, Pepito Y. Salcedo,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Donald Koons and Heather Koons, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land lying in the 1ST Civil District, Joelton, Davidson County, Tennessee, and being a portion of the property described in Book 8426 Pg. 78 and all of Instrument Number 20021227-0159457, both being on file in the Registers Office of Davidson County Tennessee, more particularly described as follows:

Beginning at an iron pin old and being northeast 16 feet from the center line of Wilkinson Road, more or less to the Southwest corner of the herein described land: Thence, along the Westerly Right of Way of Wilkinson Road the following three calls: North 28 degrees 33' 31" West 327.32 feet to an iron pin (old), Thence with a curve to the left having a radius of 800.00 feet and an arc length of 49.03 feet with a chord bearing and distance of North 30 degrees 18' 52" West, 49.02 feet to an iron pin (old), Thence North 32 degrees 4' 13" West 123.65 feet to an iron pin (old), Thence leaving the margin of said road with the common lines of Michael P. Reagan in Instrument Number 20040719-0085735 North 57 degrees 55' 47" East 76.14 feet to the center line of Sulfur Creek, Thence with the center line of said creek North 36 degrees 38' 23" West 200 feet, Thence North 27 degrees 28' 02" West 383.76 feet, Thence South 81 degrees 11' 50" East 717.55 feet, passing a witness pin at 30 feet set this survey, to an iron pin (old), Thence with the southern line of Richard D. Womack in Book 8439 Pg. 184, and Renee Suzette Womack in Instrument Number 20130607-0057990, being Lot 1 Plat Book 4885 Pg. 103, South 80 degrees 56' 49" East 915.59 feet to an iron pin (old) at the Northwest corner of the Salcedo's Subdivision Lot 4, Instrument Number 20040506-0051885, Thence with said Subdivision Lots 4 and 3 South 5 degrees 39' 03" West 841.85 feet to an iron pin (old), Thence with the common line of Keith & Sallie Richardson Book 8826 Pg. 349, North 83 degrees 37' 40" West 950.16 feet to an iron pin 5/8" with cap marked HFR Design Inc. new and corner of a new severance line for Tract 2; Thence with Tract 2 for the following 3 calls: North 06 degrees 22' 20" East, 16.00 feet to an iron pin 5/8" with cap marked HFR Design Inc. new; North 83 degrees 37' 40" West, 35.00 feet to an iron pin 5/8" with cap marked HFR Design Inc. new; South 06 degrees 22' 20" West, 16.00 feet to an iron pin 5/8" with cap marked HFR

Design Inc. new and corner with said Richardson property; Thence with Richardson, North 83 degrees 37' 40" West, 13.21 to an iron pin old; Thence North 81 degrees 41' 22" West 62.63 feet to the Point of Beginning and pasing the center line of Sulfur Creek at 19.13 feet, and containing 1,171,223 square feet or 26.887 acres, more or less.

Being a portion of the property conveyed to Zenarosa C. Salcedo and husband, Pepito Y. Salcedo by deed from Billy R. Carrigan and wife, Ida J. Carrigan and Zenarosa C. Salcedo of record in Book 8426, page 78.

This property is **unimproved** property known as: 0 Morgan Road, Joelton, TN 37080.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 8th day of May, 2018.

Zenarosa C. Salcedo

Zenarosa C. Salcedo

Pepito Y. Salcedo

Pepito Y. Salcedo

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zenarosa C. Salcedo and Pepito Y. Salcedo, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of May, 2018.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122