Bill Garrett Davidson County
Batch# 98257 DEEDWARR
05/30/2018 01:47:57 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20180530-0051532

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREAS A. MAPLE	new owner	**024-00-0-074.00**
(NAME)	(NAME)	
753 DRY CREEK ROAD		
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MICHAEL S. GARLAND AND SUSAN C. GARLAND, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREAS A. MAPLE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in the Tenth Civil District of Davidson County, Tennessee identified as Tract 6 on a boundary and tract survey of Swift Hollow dated August 3, 1989, by Joe M. Cummings, Registered Land Surveyor, No. 1523 (Job No. 89-046) (S), as follows:

TRACT 6

BEGINNING at a point in the northerly margin of Dry Creek Road, (said point being the southeast corner of this tract and the southwest corner of the property conveyed to Francis R. Brown by deed of record in Book 5676, Page 651, Register's Office for Davidson County, Tennessee; thence, with said margin of said road, on a curve having a delta angle of 15° 56' 39", a radius of 635.65 feet, a tangent of 89.02 feet for a length of 51.48 feet to a point; thence, N 0° 31' 37" E 145.59 feet to a point; thence, S 68° 52' 54" W 199.83 feet to a point; thence, N 0° 31' 38" E 538.85 feet to a point; thence, N 84° 55' 37" W 294.29 feet to a point; thence, N 8° 45' 10" E 98.54 feet to a point in the line of the property conveyed to William E. Lane, et ux, by deed of record in Book 3984, Page 888, said Register's Office; thence, N 76° 00' 00" E 535.49 feet to an iron pin in the line of the property conveyed to Robert F. Cope, et ux, by deed of record in Book 5719, Page 848, said Register's Office; thence, with the line of Cope, S 1° 04' 49" W 349.92 feet to a point; thence, with the line of the property conveyed to Francis R. Brown by deed of record in Book 5676, Page 651, said Register's Office, S 0° 31' 38" W 503.81 feet to the point of beginning and containing 5.01 acres, more or less.

Being the same property conveyed to MICHAEL S. GARLAND AND SUSAN C. GARLAND, HUSBAND AND WIFE, by deed from CAROLE O. WINN, UNMARRIED of record in Instrument No. 20131202-0122662, dated December 2, 2013, said Register's Office.

TOGETHER with all rights and obligations arising from and set forth in that certain Agreement for Roadways, Easements and Restrictive Covenants of record in Book 7937, Page 794, said Register's Office.

This conveyance is subject to Easement of record in Book 7937, Page 794; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for ~~Robertson~~ DAVIDSON County, Tennessee.

Unimproved ( )
This is improved(X) property known as **753 DRY CREEK ROAD, GOODLETTSVILLE, TN 37072**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: E-BR 18-753

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; 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 our hands this 25 day of May, 2018.

MICHAEL S. GARLAND

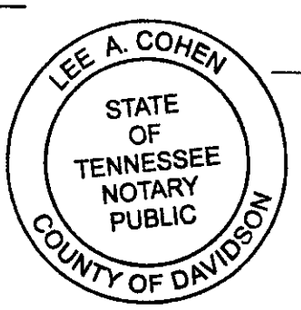
SUSAN C. GARLAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael S. Garland and wife, Susan C. Garland,** the bargainors, 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 office this 25 day of May, 2018.

My commission expires: 11/5/2018



Notary Public