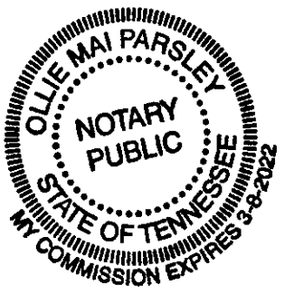
Bill Garrett Davidson County
Batch# 98617 DEEDWARR
05/31/2018 01:13:05 PM 3 pgs
Fees: $18.00 Taxes: $210.90
20180531-0051962



STATE OF TENNESSEE 211
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2018.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 8/2022

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Jason M. Minton	Send Tax Bills To:
(Name) 990 Mayes Drive	(Name) new owners 990 Mayes Drive
(Street Address or Route Number) Greenbrier, TN 37073	(Street Address) Greenbrier, TN 37073
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 01700032100

FOR AND IN 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, Jose Fabricio Sixtos and wife JuliAnne Towers Sixtos HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason M. Minton 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 situate in the 10th Civil District of Davidson County, Tennessee, and described as Tract 6 on a survey dated October 9, 1989, by Ray G. Cole, Registered Land Surveyor No. 924 (Job No. 89-131) as follows, to-wit:

Beginning at an iron pin in the line of Tract 5, marking the southwest corner of the property conveyed to Phyllis Lucille Newsom of record in Book 7713, page 676, Register's Office for Davidson County, Tennessee, said point also marking the northerly line of the terminus of a private 50 foot right of way access easement, as hereinbelow described; thence with the line of Newsom, South 89 deg. 30 min. 47 sec. East, 467.83 feet to an iron pin in the line of the property of Charles J. Dorminey of record in Book 7475, page 214, said Register's Office; thence with the line of Dorminey, South 89 deg. 26 min. 39 sec. East, 478.76 feet to an existing iron pin marking the southwest corner of the property conveyed to Bill R. Moss by deed of record in Book 6574, page 547, said Register's Office; thence with the line of Moss, South 89 deg. 29 min. 29 sec. East, 92.70 feet to an existing iron pin; thence South 88 deg. 50 min. 26 sec. East, 292.63 feet to an existing iron pin marking the southwesterly corner to the property conveyed to Betty Jo Price by deed of record in Book 6707, page 693, said Register's Office; thence with the line of Price, South 88 deg. 52 min. 51 sec. East, and continuing with the line of William A. Brewer of record in Book 7641, page 118, said Register's Office, 940.22 feet to an existing iron pin; thence South 12 deg. 55 min. 33 sec. West, 231.50 feet to an existing iron pin in the line of property conveyed to Roger D. Ferguson by deed of record in Book 7500, page 14, said Register's Office; thence with the line of Ferguson, South 68 deg. 49 min. 12 sec. West, 1147.45 feet to an iron pin; thence North 29 deg. 49 min. 13 sec. West, 600.00 feet to an iron pin marking the northeast corner of Tract 4; thence with the line of Tract 4, South 75 deg. 23 min. 31 sec. West, 898.43 feet to an iron pin; thence North 2 deg. 39 min. 18 sec. East, 380.37 feet to the point of beginning, and containing 19.00 acres, more or less.

TOGETHER WITH all of the rights of Grantors in and to that non-exclusive, permanent, perpetual easement for ingress and egress for the construction and maintenance of a roadway and for the construction, upkeep and maintenance of individual water lines, electric power lines, telephone service lines and other utilities across Tract 5 of the subdivision of the Galbreath property conveyed to Steven M. Minton and wife, Valerie E. Minton, their heirs, personal representatives or assigns, of record in Book 8008, page 272, said Register's Office, said easement being more specifically and particularly described as follows, to-wit:

Beginning at an iron pin in the easterly margin of Greer Road, said point being the most westerly

corner of the Greer property of record in Book 3804, page 742, Register's Office for Davidson County, Tennessee; thence North 51 deg. 34 min. 28 sec. East, crossing a concrete monument and thence with the line of the property conveyed to Ruby C. Callis of record in Book 7264, page 484, said Register's Office, 406.88 feet to an existing iron pipe; thence North 06deg. 02 min. 44 sec. East, 345.07 feet to an iron pin; thence North 42 deg. 44 min. 08 sec. East, 140.00 feet to a point; thence North 77 deg. 44 min. 08 sec. East, 110.00 feet to a point; thence South 84 deg. 51 min. 31 sec. East, 217.13 feet to a point marking the northwest corner of Tract 6, a corner to the property conveyed to Phyllis Lucille Newsome of record in Book 7713, page 676, said Register's Office; thence with the westerly line of Tract 6, South 02 deg. 39 min. 18 sec. West, 50.05 feet to a point; thence North 84 deg. 51 min. 31 sec. West, 211.64 feet to a point; thence South 77 deg. 44 min. 08 sec. West, 86.58 feet to a point; thence South 42 deg. 44 min. 08 sec. West, 117.66 feet to a point; thence South 06 deg. 02 mi9n. 44 sec. West, 349.48 feet to a point in the line of Tract 4; thence with the line of Tract 4, South 51 deg. 34 min. 28 sec. West, 424.04 feet to an iron pin in the easterly margin of Greer Road; thence with said margin of said road in a northwesterly direction on a curve having a delta angle of 08 deg. 51 min. 49 sec., a radius of 906.92 feet and a tangent of 70.29 feet for a distance of 50.11 feet to the point of beginning.

The said easement for ingress and egress will be jointly maintained by Grantee, his successors and/or assigns, and Steven M. Minton and wife, Valerie E. Minton, their heirs, personal representative or assigns.

BEING the same property conveyed to Jose Fabricio Sixtos and Julianne Towers by Warranty Deed from Hugh W. Clark and Jo Clark, dated October 3, 2017, and filed at Instrument No. 20171005-0102234, said Register's Office.

Julianne Towers and JuliAnne Towers Sixtos being one and the same person.

THIS conveyance is made subject to restrictions appearing of record in Book 9686, page 520, Register's Office for Davidson County, Tennessee.

This is/~~im~~un~~im~~proved property known as 2582 Greer Road, Goodlettsville, TN 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 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 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 his/her/their hand(s) this 30th day of May, 2018.

Seller

Jose Fabricio Sixtos

Julianne Towers Sixtos

JuliAnne Towers Sixtos

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Jose Fabricio Sixtos and wife JuliAnne Towers Sixtos, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2018.

My commission expires 3/8/2022.

Notary Public: Ollie Mai Parsley

