Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Bill Garrett Davidson County
Batch# 99851 DEEDWARR
06/04/2018 01:05:59 PM 3 pgs
Fees: $18.00 Taxes: $1,060.70

20180604-0053037

G-VRES-18-5070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,675.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zachary Hothorn and Pamela Buchignani Hothorn	Augustus F Hothorn	
(NAME)	(NAME)	
5070 Cougar Cove	574 Crystal Dr.	**004-00-0-157.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Madeira Beach, FL 33708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CRAIG FIELD AND WIFE, KATHLEEN FIELD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY HOTHORN AND PAMELA BUCHIGNANI HOTHORN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

That certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

To find the point of beginning, start at a concrete monument at the intersection of the Southerly right-of-way (25 feet from the centerline) of Coopertown Road with the Easterly boundary line of Hargrove Subdivision, a plat of which is of record in Plat Book 6050, page 317, in the Register' s Office for Davidson County, Tennessee, said monument being Westerly approximately 1426 feet along said right-of-way from its intersection with Whites Creek Pike; thence, leaving said right-of-way with said Easterly boundary line, South 0 degrees 44' 00" West 572.24 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet; thence, with said curve and the Easterly boundary line of property owned by Donald Dickerson of record in Deed Book 7271, Page 681, Register's Office for Davidson County, Tennessee, an arc distance of 254.90 feet, then severing the property of James I. Caldwell, III and David R. Wade, III of record in Deed Book 7473, Page 663, Register's Office for Davidson County, Tennessee, an arc distance of 95.40 feet for a total are distance of-350.30 feet to the point of tangency; thence, continuing to sever said Caldwell and Wade property, South 27 degrees 33' 00" West 382.81 feet to the beginning of a curve concave to the Northwest and having a radius of 258.552 feet; thence, continuing to sever said Caldwell and Wade property with said curve, an arc distance of 175.32 feet to the point of tangency; thence, continuing to sever said Caldwell and Wade property, South 66 degrees 24' 20" West 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet; thence, continuing to sever said Caldwell and Wade property with said curve, an arc distance of 146.48 feet to an iron pin the point of beginning; thence, severing said Caldwell and Wade property with a turn-in curve to a cul-de-sac turnaround curve concave to the Northwest and having a radius of 50.00 feet, Southwesterly an arc distance of 36.14 feet to the beginning of said cul-de-sac turn around curve concave to the Northeast and having a radius of 50.00 feet; thence, continuing to sever said Caldwell and Wade property with said curve, Southerly an arc distance of 150.07 feet to an iron pin; thence, continuing to sever said Caldwell and Wade property, South 11 degrees 12' 20" East 582.43 feet to the center of a creek; thence, with said creek and the Northerly boundary line of property owned by Vernon L. Lain, of record in Deed Book 5098, Page 435, Register's Office for Davidson County, Tennessee, as follows: South 17 degrees 27' 00" West 42.66 feet South 72 degrees 32' 00" West 1 13.36 feet South 58 degrees 21' 00" West 197.31 feet; thence, leaving said creek with the Easterly boundary line of property owned by Lloyd T. Owen et ux, of record in Deed Book 6620, Page 812, Register's Office for Davidson County, Tennessee, North 6 degrees 56' 20" West 885.43 feet (passing through a witness iron pin on the bank of said creek at 50.00 feet) to an iron pin; thence, again severing said Caldwell and Wade property, as follows: North 77 degrees 32' 40" East 194.85 feet to an iron pin, South 60 degrees 39' 20" East 106.99 feet to the beginning containing 5.29 acres, more or less.

The above described tract is benefited by a 50 foot wide easement for the purpose of ingress and egress between said tract and Coopertown Road and being more particularly described as follows:

Beginning at an iron pin at the intersection of the Southerly right-of-way (25 feet from the centerline) of Coopertown Road with the Westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842, Page 844, in the Register's Office of Davidson County, Tennessee, said pin being Westerly approximately 1375 feet along said right-of-way from its intersection with Whites Creek Pike; thence, leaving said right-of-way with said Westerly boundary line, South 0 degrees 44' 00" West 780.29 feet to an iron pin at said Sloan's Southwest corner; thence, severing the property of James I. Caldwell, 111 and David R. Wade, III, of record in Deed Book 7473, Page 633, Register's Office for Davidson County, Tennessee as follows: North 89 degrees 39' 40" West 13.24 feet, South 27 degrees 33' 00" West 543.79 feet the beginning of a curve concave to the Northwest and having a radius of 308.52 feet; thence with said curve, an arc distance of 209.23 feet through a central angle of 38 degrees 51' 20" to the point of tangency, South 66 degrees 24' 20" West 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 176.45 feet; thence, with said curve, an arc distance of 114.13 feet through a central angle of 37 degrees 3' 40" to the beginning of a turn-in curve to a cul-de-sac concave to the East and having a radius of 50.00 feet; thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 degrees 24' 40" to the beginning of cul-de-sac turn around curve concave to the North and having a radius of 50.00 feet; thence, with said turn-around curve, an arc distance of 229.35 feet to the beginning of a turn-in curve leaving said cul-de-sac concave to the Northwest and having a radius of 50.00 feet; thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 degrees 24' 40" to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet; thence, with said curve, an arc distance of 146.48 feet through a central angle of 375 degrees 3' 40" to the point of tangency, North 66 degrees 24' 20" East 110.59 feet to the beginning of a curve concave to the Northwest and having a radius of 258.52 feet; thence with said curve, an arc distance of 175.32 feet through a central angle of 38 degrees 51' 20" to the point of tangency, North 27 degrees 33' 00" East 382.81 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet; thence, continuing to sever said Caldwell and Wade property with said curve and continuing with the Easterly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271, Page 681, Register's Office for Davidson County, Tennessee, an arc distance of 350.30 feet through a central angle of 26 degrees 49' 00" to an iron pin at the point of tangency; thence, with the Easterly boundary line of Hargrove Subdivision, of record in Plat Book 6050, Page 317, Register's Office for Davidson County, Tennessee, North 0 degrees 44' 00" East 572.24 feet to a concrete monument in said Southerly right-of-way of Coopertown Road; thence, with said right-of-way, South 79 degrees 44' 00" East 50.70 feet to the beginning.

Being the same property conveyed to Craig Field and wife, Kathleen Field by Warranty Deed from Richard M. Pauls and wife, Karen M. Pauls of record in Instrument No. 20140801-0068750 Register's Office for Davidson County, Tennessee, dated July 30, 2014 and recorded on August 01, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7622, Page 352, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 317, Register's Office for Davidson County, Tennessee.
- 50 Foot Ingress & Egress Easement of record in Book 7591, Page 904, and Book 7883, Page 336, Book 7954, Page 429, Book 7954, Page 433, Book 11067, Page 58, and Instrument No. 20000530-0053414 and 20140801-0068750, in the Register's Office for Davidson County, Tennessee.
- Gas Line Easement of record in Book 7473, Page 663, in the Register's Office for Davidson County, Tennessee.
- Deed to HOA of record in Instrument Number 20000608-0057261, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **5070 Cougar Cove, Joelton, Tennessee 37080**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 29th DAY OF MAY, 2018.

Craig Field

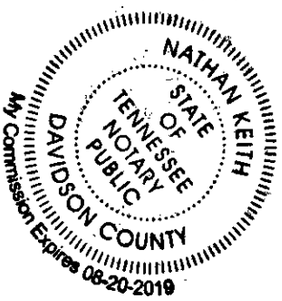
Kathleen Field

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of May, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

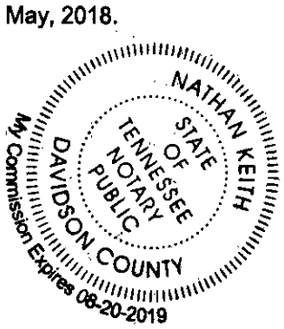


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of May, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212