Bill Garrett Davidson County
Batch# 109070 DEEDWARR
06/26/2018 09:54:37 AM 3 pgs
Fees: $18.00 Taxes: $166.50
20180626-0061310

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ZANA C. PETTY DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0516

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shallen A. Chitwood and Kevin A. Chitwood	Shallen A. Chitwood and Kevin A. Chitwood	# 01800015900
(NAME) 5547 Brick Church Pike	(NAME) 5547 Brick Church Pike	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Forty-Five Thousand And No/100 Dollars ($45,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BILL SEAVER AND WIFE MELANIE SEAVER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHALLEN A. CHITWOOD AND HUSBAND, KEVIN A. CHITWOOD

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:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT #4

Beginning at an iron rod in the West right of way of Brick Church Pike, also being the Northeast corner of the Barnes property as described in Deed Book 9608, Page 594;

Thence, South 32 degrees 54' 25" West, a distance of 476.07 feet to an iron rod; Thence South 35 degrees 33' 48" West, a distance of 219.34 feet to the true point of beginning of the described property hereon, also being the Southeast corner of Tract 3; Thence, South 35 degrees, 33' 48" West, a distance of 27.69 feet to an iron rod, also being the Northwest corner of the Moore property as described by Instrument No. 20000818-0081829; Thence, South 33 degrees 40' 05" West, a distance of 644.83 feet to an iron rod, also being the Northeast corner of Tract 5; Thence with Tract 5 North 53 degrees 49' 48" West, a distance of 411.66 feet to an iron rod; Thence, with Tract 1 North 45 degrees 45' 20" East, a distance of 349.39 feet to an iron rod; Thence, with Tract 1 North 45 degrees 45' 20" East a distance of 22.63 feet to an iron rod also being the Southwest corner of Tract 3; Thence with Tract 3 North 62 degrees 08' 45" East, a distance of 56.94 feet to an iron rod; Thence, with Tract 3 North 50 degrees 59' 21" East, a distance of 128.63 feet to an iron rod; Thence, with Tract 3 North 45 degrees 44' 55" East, a distance of 86.81 feet to an iron rod; Thence, with Tract 3 North 39 degrees 54' 02" East, a distance of 48.11 feet to an iron rod; Thence with Tract 3 South 58 degrees 00' 36" East, a distance of 250.30 feet to the true point of beginning of the described property.

Together with:

1) Ingress/egress easement of record in Instrument No. 20080402-0032971, Register of Deeds, Davidson County, Tennessee; and together with and subject to: 2) a perpetual, non-exclusive ingress/egress easement running with the land as shown on the Boundary Survey of the Marchand Property dated June 3, 2008 prepared by Defile Land Surveying 408 Nesbitt Lane, Madison, TN 37115, Phone 615.865.4242, both ingress/egress easements 1 and 2 more particularly described as follows:

Beginning at an iron rod in the West right of way of Brick Church Pike, also being the Northeast corner of the Dickens property as described in Instrument No. 20030513-0064474; Thence South 15 degrees 28' 32" West a distance of 306.34 feet to a point; Thence South 38 degrees 42' 51" West, a distance of 28.09 feet to a point; Thence, South 42 degrees 42' 30" West, a distance of 76.47 feet to a point; Thence, South 09 degrees 35' 41" West, a distance of 240.61 feet to a point, also being the Southwest corner of Tract #2; Thence South 09 degrees 35' 31" West a distance of 122.97 feet to a point; Thence, South 15 degrees 48' 18" West, a distance of 76.51 feet to a point; Thence, South 30 degrees 05' 15" West, a distance of 98.42 feet to a point; Thence, South 39 degrees 54' 02" West, a distance of 71.45 feet to a point; Thence, South 45 degrees 44' 55" West, a distance of 88.75 feet to a point; Thence, South 50 degrees 59' 21" West, a distance of 131.50 feet to a point; Thence, South 62 degrees 08' 45" West, a distance of 126.89 feet to a point; Thence South 18 degrees 15' 35" West, a distance of 288.61 feet to a point; Thence, North 53 degrees 49' 48" West, a distance of 62.20 feet to a point; Thence, North 18 degrees 15' 35" East, a distance of 236.81 feet to a point; Thence, North 62 degrees 08' 45" East, a distance of 132.58 feet to a point; Thence North 62 degrees 08' 45" East, a distance of 56.94 feet to a point, Thence, North 50 degrees 59' 21" East, a distance of 128.63 feet to a point; Thence, North 45 degrees 44' 55" East, a distance of 86.81 feet to a point; Thence, North 39 degrees 54" 02" East, a distance of 48.11 feet to a point, also being the Northwest corner of Tract #4, Thence, North 39 degrees 54' 02" East, a distance of 20.60 feet to a point; Thence, North 30 degrees 05' 15" East, a distance of 94.20 feet to a point; Thence, North 15 degrees 48' 18" East, a distance of 72.92 feet to a point; Thence, North 09 degrees 35' 41" East, a distance of 368.44 feet to a point; Thence, North 42 degrees 42' 30" East, a distance of 81.72 feet to a point; Thence, North 38 degrees 42' 20" East, a distance of 23.22 feet to a point; Thence, North 15 degrees 28' 32" East, a distance of 302.00 feet to a point in the right of way of Brick Church Pike; Thence, with the right of way with a curve with a delta angle of 04 degrees 13' 37" , with a radius of 271.18 feet, a chord bearing of South 75 degrees 10' 29" East, a distance of 20.00 feet to the point of beginning.

TRACT 4 SEPTIC EASEMENT ACROSS TRACT 3

Together with:
Beginning at a point along the East property line, also being the Northeast corner of Tract 4 and the Southeast corner of Tract 3, Thence, North 58 degrees 00' 36" West, a distance of 26.05 feet to the true point of beginning of the described easement; Thence, North 58 degrees 00' 36" East, a distance of 15.03 feet to a point; Thence, North 35 degrees 33' 48" East, a distance of 193.26 feet to a point; Thence, North 32 degrees 54' 25" East, a distance of 92.09 feet to a point; Thence, South 53 degrees 48' 29" East, a distance of 15.02 feet to a point; Thence, South 32 degrees 54' 25" West, a distance of 91.57 feet to a point; Thence, South 35 degrees 33' 48" West, a distance of 192.67 feet to the true point of beginning containing 0.098 acres more or less.

TRACT 4 SEPTIC AREA

Together with:

Beginning at a point in the Westerly right of way of Brick Church Pike, also being the Northwest corner of the Barnes Property as described in Deed Book 9608, Page 594;
Thence, North 75 degrees 15' 25" West, a distance of 63.93 feet to the true point of beginning of the described septic area hereon:

Thence, North 04 degrees 52' 04" West, a distance of 81.24 feet to a point; Thence, South 85 degrees 07' 56" West, a distance of 162.48 feet to a point; Thence, South 04 degrees 52' 04" East, a distance of 81.24 feet to a point; Thence, North 85 degrees 07' 56" East, a distance of 162.48 feet to the true point of beginning containing 0.303 acres more or less.

TRACT 4 SEPTIC EASEMENT ACROSS TRACT 2

Together with:

Beginning at a point along the East property line, also being the Northeast corner of Tract 3 and the Southeast corner of Tract 2; Thence, North 53 degrees 48' 29" West, a distance of 26.04 feet to the true point of beginning of the described easement thereon; Thence, North 32 degrees 54' 25" East, a distance of 5.77 feet to a point; Thence, North 01 degrees 49' 51" East, a distance of 296.43 feet to a point; Thence, North 85 degrees 07' 56" East, a distance of 167.38 feet to a point; Thence, North 04 degrees 52' 04" West, a distance of 101.24 feet to a point; Thence, South 85 degrees 07' 56" West, a distance of 182.48 feet to a point; Thence, South 04 degrees 52' 04" East, a distance of 101.24 feet to a point; Thence, South 01 degrees 49' 51" West, a distance of 290.50 feet to a point; Thence, South 32 degrees 54' 25" West, a distance of 0.74 feet to a point; Thence South 53 degrees 48' 29" East, a distance of 15.02 feet to the true point of beginning containing 0.526 acres more or less.

TRACT 5 SEPTIC EASEMENT ACROSS TRACT 4

Subject to:

Beginning at a point along the East property line, also being the Northeast corner of Tract 5 and the southeast corner of Tract 4;
Thence, North 53 degrees 49' 48" West, a distance of 10.00 feet to the true point of beginning of the easement described hereon:

Thence, North 33 degrees 40' 05" East, a distance of 644.56 feet to a point; Thence, North 35 degrees 33' 48" East, a distance of 27.23 feet to a point; Thence, North 58 degrees 00' 36" West, a distance of 15.03 feet to a point; Thence, South 35 degrees 33' 48" West, a distance of 26.55 feet to a point; Thence, South 33 degrees 40' 05" West, a distance of 644.15 feet to a point; Thence, South 53 degrees 49' 48" East, a distance of 15.01 feet to the true point of beginning containing 0.231 acres more or less.

Subject to a 10' utility easement as shown on said survey.

Being the same property conveyed to Bill Seaver & Melanie Seaver, husband and wife by deed from Joseph Amato of record in Instrument 20170801-0077738 Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the grantees, (2) All the terms and provisions of the restrictions recorded in Instrument 20101014-0082311, as amended in 20081007-0101757, said Register's Office, (3) Ingress/Egress, Utility and Septic Easements Agreement of record in Instrument 20081007-0101755, and Ingress/Egress Easement of record in Instrument 20080402-0032971, said Register's Office.

unimproved ☒
This is improved property, known as 5569 Brick Church Pike, Goodlettsville, TN 37072
(House No.) (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 our hands this 25th day of June, 2018.

Bill Seaver

Melanie Seaver

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 Bill Seaver and Melanie Seaver, 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 Nashville, Tennessee, this 25th day of June, 2018.

My Commission Expires: 5.2.22

Notary Public

TINA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.