WARRANTY DEED

File #18060

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 110884 DEEDWARR
06/29/2018 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $171.12
20180629-0063061

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Urtz	New owner	01500008901
(NAME)	(NAME)	
7494 Wilkinson Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Anna O'Leary,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Urtz and Ronnie Winegar,** HEREINAFTER CALLED THE GRANTEE, HIS 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 lying in the 1st Council District of Davidson County, Tennessee, and being more particularly described according to a survey by Burns & Assoc., Inc., dated March 5, 2004, as follows, to-wit:

BEGINNING at a concrete monument (old), said point being the southwestern most corner of the herein described parcel, the northwestern most corner of a parcel belonging to Billie Randolph, as evidenced by Instrument of record in Book 6247, Page 368, Register's Office for Davidson County, Tennessee, and also falling on the easterly margin of Wilkinson Road; THENCE, along the easterly margin of Wilkinson Road, 25 feet from and parallel to the centerline of said Road around a curve to the left, said curve having a radius of 397.51 feet and an arc length of 196.61 feet, North 26 degrees 52 minutes 02 seconds East 194.61 feet to an iron rod (new); THENCE, continuing along the easterly margin of Wilkinson Road, North 21 degrees 41 minutes 47 seconds East 31.35 feet to an iron rod (new), said point being the northwestern most corner of the herein described parcel and falling on the southerly margin of Morgan Road; THENCE along the southerly margin of Morgan Road, 25 feet from and parallel to the centerline of said Road, South 83 degrees 07 minutes 58 seconds East 195.21 feet to an iron rod (new); THENCE continuing along the southerly margin of Morgan Road, around a curve to the left, said curve having a radius of 1044.75 feet and an arc length of 95.25 feet, South 85 degrees 44 minutes 42 seconds East 95.21 feet to an iron rod (new), said point being the westerly most corner of a parcel belonging to L. Osaile as evidenced by Instrument recorded in Book 2543, Page 27, Register's Office of Davidson County; THENCE leaving said margin along the westerly line of the L. Osaile parcel, South 58 degrees 30 minutes 00 seconds East 36.07 feet to an iron rod (new); THENCE continuing along the westerly line of the L. Osaile parcel, South 69 degrees 30 minutes 00 seconds East 168 feet to an iron rod (new), said point being the northeastern most corner of the herein described parcel, and the southerly most corner of the L. Osaile parcel and the northwestern most corner of a parcel belonging to Thomas Klem, as evidenced by Instrument No. 20030221-0023235, Register's Office for Davidson County, Tennessee; THENCE along the westerly line of the Thomas Klem parcel, South 10 degrees 00 minutes 00 seconds West 248.00 feet to a concrete monument (old), said point being the southwest corner of the Thomas Klem parcel and a corner to a parcel belonging to Robert Kilmarx as evidenced by Instrument No. 20020509-0057490, Register's Office for Davidson County, Tennessee, also being the northeasterly most corner of the aforementioned Billie Randolph parcel; THENCE along the northerly line of the Billie Randolph parcel, North 76 degrees 00 minutes 00 seconds West 437.61 feet to a concrete monument (old); THENCE continuing along the northerly line of the Billie Randolph parcel, North 67 degrees 53 minutes 26 seconds West 112.30 feet to the point of beginning, containing 129,989.20 square feet or 2.984 acres, more or less.

Being the same property conveyed to Anna O'Leary by Warranty Deed from Joseph Mark West and wife, Rhonda M. West dated 09-13-2006 and recorded 09-15-2006 in Instrument No. 20060915-0114630 said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 7494 Wilkinson Road, Joelton, TN 37080

(House Number) (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 my hand this ~~14th~~ 15th day of June, 2018.

Anna O'Leary

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Anna O'Leary, 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 this ~~14th~~ 15th day of June, 2018.

Notary Public

My Commission Expires:

GAIL DALBY
MY COMMISSION #FF926265
EXPIRES: OCT 24, 2019
Bonded through 1st State Insurance

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212