Bill Garrett Davidson County
Batch# 111385 DEEDWARR
07/02/2018 11:00:48 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20180702-0063788

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
18-0257HV

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

KIMIE PERRY TENNESSEE NOTARY PUBLIC My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 2018

Notary Public
Commission Expires: 2/22/2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph Aaron Rivers 1004 Anita Drive Old Hickory, TN 37138	NEW OWNER	007-00-0-065.00

WARRANTY DEED

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,

Martha C. Robison, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Aaron Rivers and Deborah Ruth Rivers, husband and wife

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:

Land in the Tenth Civil District of Davidson County, Tennessee and being described according to a survey by J Bruce Rainey, Surveyor # 823 dated June 21. 2018 and known as Job No. 180071 as follows:
Beginning at an iron pin found on the easterly margin of Baker Station Road (25' from the centerline), said point of beginning being the northwest corner of the Robert Berard property (inst. # 201611150120583) and being the southwest corner of the herein described tract; thence with the easterly margin of said Baker Station Road the following calls: with a curve to the right having a radius of 285.78' and a long chord of 225.33', said chord having a bearing of N36°02'29"E a distance along the curve of 231.62' to a point; thence N58°32'30"E 100.31' to a point; thence with a curve to the left having a radius of 1772.36' and a long chord of 403.62' said chord having a bearing of N52°00'09"E , a distance along the curve of 404.50' to a point; thence N45°27'50"E 77.19' to a point; thence with a curve to the right having a radius of 442.76' and a long chord of 407.92', said chord having a bearing of N72°32'32"E a distance along the curve of 423.93' to a point; thence S80°01'42"E 260.35' to a point; thence with a curve to the left having a radius of 396.91' and a long chord of 527.76', said chord having a bearing of N58°18'06"E a distance along the curve of 577.33' to an iron pin found on the easterly margin of the said Baker Station Road; thence leaving the said Road and with the line of Richard Dennison (Inst No,200505090052267), S79°54'55"E 479.11' to an existing iron pin; thence continuing S59°54'18:E 248.17' to an iron pin; thence with the line of William Bridwell (Book 7862, pg.123 R.O.D.C., Tn.); thence S08°32'25"W 61.14' to an existing iron pin; thence with the line of Richard P. Plaisance (Book 8702, pg.151 R.O.D.C., Tn)S09°08'24"W 299.43' to an existing iron pin; thence with the line of Randy Wimberly et ux (inst. # 201008200065837) S07°40'49"W 70.18' to an existing iron pin; thence)7°21'59"W 418.59' to an existing iron pin the southwest corner of the Scott Duerr property (inst. # 201107060051816) ; thence with the Goodlettsville Church of Christ Trustee property (Inst. # 200708190112197) S 07°21'59"W 418.59' to an existing iron pin; thence with the line of Tony R. Clouse (Inst.# 201703010020163) S76°10'50"W 318.28' to an existing iron pin; thence with the line of Bev A. Ricker (Book 6859, pg.741 R.O.D.C., Tn.)N08°32'45"E 284.55' to an existing 2" pipe; thence with the line of Sally Belle

Burroughs the following calls: N02°58'02"E 343.34' to a 36" Tree; thenceN13°54'41"E 404.07' to an existing iron pin; thence S66°47'26"W 432.49' to a cedar stump with imbedded fence wire; thence N35°34'35"W 111.14' to an existing iron pin; thenceS82°03'14"W 98.86' to an existing set stone; thence with the line of Barbara Draper (Inst.# 200805120048966) S81°09'36"W 434.01' to an existing set stone at a fence corner; thence, S30°33'50"W 485.96' to an existing iron pin; thence, S64°12'46"W 465.53' to an existing iron pin; thence , with the line of Danny Ray Johnson (Book 9248, pg. 967) N63°20'11"W 122.30' to an existing iron pin; thence N39°02'58"W 100.48' to an existing iron pin; thence with the line of the said Robert Berard N13°43'44"W 191.36' to an existing iron pin; thence N82°56'06"W 198.61' to the point of beginning containing 32.87 acres more or less.

BEING the same property conveyed to Martha C. Robison by Quitclaim Deed from Robert P. Robison, dated 2/18/05 and recorded 3/14/05 in Instrument Number 20050314-0027852; and the same property previously conveyed to Robert P. Robison and wife, Martha C. Robison by Warranty Deed from Frank R. Tinnon and wife, Sara Wade Tinnon, dated 8/1/66 and recorded 8/9/66 in Book 4044, Page 631, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 65 Baker Station 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of June, 2018.

Martha C. Robison

Martha C. Robison

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Martha C. Robison,** 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 Gallatin, Tennessee this 28th day of June, 2018.

Brenda Huntsman

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY