Bill Garrett Davidson County
Batch# 112281 DEEDWARR
07/03/2018 11:07:00 AM 4 pgs
Fees: $23.00 Taxes: $234.95

20180703-0064400

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,500.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Deana C. Vandivier and Jeremy Vandivier, wife and husband	New Owner (NAME)	018-00-0-161.00
1424 Madison Creek Road (ADDRESS)	1424 Madison Creek Road (ADDRESS)	
Goodlettsville, TN 37202 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John Ashker and wife, Claudia Ashker, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Deana C. Vandivier and Jeremy Vandivier, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, 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 BY INSTRUMENT NO. 20030513-0064474;

THENCE, SOUTH 15 DEGREES 28' 32" WEST, A DISTANCE OF 306.34 FEET TO THE TRUE POINT OF BEGINNING FOR THE PROPERTY DESCRIBED HEREON, WHICH IS ALSO THE SOUTHEAST CORNER OF THE DICKENS PROPERTY AS DESCRIBED BY INSTRUMENT NO. 20030513-00064474;
THENCE, NORTH 89 DEGREES 48' 57" WEST, A DISTANCE OF 162.11 FEET TO AN IRON ROD;
THENCE, SOUTH 30 DEGREES 18' 26" WEST, A DISTANCE OF 382.83 FEET TO AN IRON ROD, ALSO BEING THE SOUTHWEST CORNER OF THE DICKENS PROPERTY AS DESCRIBED BY INSTRUMENT NO. 20030513-0064474;
THENCE, WITH TRACT 1 SOUTH 12 DEGREES 29' 42" WEST, A DISTANCE OF 470.08 FEET TO AN IRON ROD;
THENCE, WITH TRACT 1 SOUTH 45 DEGREES 45' 20" WEST, A DISTANCE OF 22.63 FEET TO AN IRON ROD;
THENCE, WITH TRACT 4 NORTH 62 DEGREES 08' 45" EAST, 56.94 FEET TO AN IRON ROD;
THENCE, WITH TRACT 4 NORTH 50 DEGREES 59' 21 " EAST, A DISTANCE OF 128.63 FEET TO AN IRON ROD;
THENCE, WITH TRACT 4 NORTH 45 DEGREES 44' 55" EAST, A DISTANCE OF 86.81 FEET TO AN IRON ROD;
THENCE, WITH TRACT 4 NORTH 39 DEGREES 54' 02" EAST, A DISTANCE OF 48.11 FEET TO AN IRON ROD;
THENCE, WITH TRACT 4 SOUTH 58 DEGREES 00' 36" EAST, A DISTANCE OF 250.30 FEET TO AN IRON ROD;
THENCE, NORTH 35 DEGREES 33' 48" EAST, A DISTANCE OF 219.34 FEET TO AN IRON ROD;
THENCE, NORTH 32 DEGREES 54' 26" EAST, A DISTANCE OF 90.68 FEET TO AN IRON ROD, ALSO BEING THE SOUTHEAST CORNER OF TRACT 2;
THENCE, WITH TRACT 2 NORTH 53 DEGREES 48' 29" WEST, A DISTANCE OF 313.10 FEET TO AN IRON ROD;
THENCE, WITH TRACT 2 NORTH 09 DEGREES 35' 41" EAST, A DISTANCE OF 240.61 FEET TO AN IRON ROD;
THENCE, WITH TRACT 2 NORTH 42 DEGREES 42' 30" EAST, A DISTANCE OF 76.47 FEET TO AN IRON ROD;
THENCE WITH TRACT 2 NORTH 38 DEGREES 42' 51 " EAST, A DISTANCE OF 28.09 FEET TO THE TRUE POINT OF BEING OF THE DESCRIBED PROPERTY CONTAINING 5.073 ACRES, MORE OR LESS.

WARRANTY DEED
(Continued)

TOGETHER WITH:

(1) INGRESS/EGRESS EASEMENT OF RECORD AS 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 AUGUST 22, 2008 PREPARED BY DELLE LAND SURVEYING, 408 NESBITT LANE, MADISON TENNESSEE 37115, 615-865-4242, BOTH INGRESS/EGRESS EASEMENTS 1 AND 2 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

20' INGRESS/EGRESS EASEMENT
BEGINNING AT AN IRON ROD IN THE WEST RIGHT OF WAY OF BRICK CHURCH PIKE, ALSO BEING THE NORTHEAST COMER 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 OF TRACT #2;
THENCE, SOUTH 09 DEGREES 35' 41" 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.

TOGETHER WITH:

TRACT 3 SEPTIC AREA
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 43 DEGREES 41' 05" WEST, A DISTANCE OF 158.76 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.

TOGETHER WITH:

TRACT 3 SEPTIC EASEMENT ACROSS TRACT 2
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 41.82 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIBED EASEMENT HEREON;
NORTH 01 DEGREES 49' 51 " EAST, A DISTANCE OF 290.71 TO A POINT;
THENCE, NORTH 04 DEGREES 52' 04" WEST, A DISTANCE OF 102.24 FEET TO A POINT;
THENCE, NORTH 85 DEGREES 07' 56" EAST, A DISTANCE OF 144.18 FEET TO A POINT;

WARRANTY DEED
(Continued)

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 52' 04" EAST, A DISTANCE OF 101.24 FEET TO A POINT;
THENCE, NORTH 85 DEGREES 07' 56" EAST, A DISTANCE OF 23.30 FEET TO A POINT;
THENCE, SOUTH 04 DEGREES 52' 04" EAST, A DISTANCE OF 101.30 FEET TO A POINT;
THENCE, SOUTH 01 DEGREES 49' 51 " WEST, A DISTANCE OF 279.52 FEET TO A POINT;
THENCE, SOUTH 53 DEGREES 48' 29" EAST, A DISTANCE OF 18.17 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.557 ACRES MORE OR LESS.

SUBJECT TO:

TRACT 4 SEPTIC EASEMENT ACROSS TRACT 3
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.

SUBJECT TO:

TRACT 5 SEPTIC EASEMENT ACROSS TRACT 3
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 10.02 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 192.63 FEET TO A POINT;
THENCE, NORTH 32 DEGREES 54' 25" EAST, A DISTANCE OF 91.54 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 91.03 FEET TO A POINT;
THENCE, SOUTH 35 DEGREES 33' 48" WEST, A DISTANCE OF 192.04 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 0.098 ACRES MORE OR LESS.

TEN FOOT (10') UTILITY EASEMENT: THE GRANTORS HEREBY CONVEY TO THE GRANTEE, HIS HEIRS AND ASSIGNS, AND RESERVE FOR THE OWNERS OF TRACT #2 AND TRACT #4, A COMMON UTILITY EASEMENT, 10 FEET IN WIDTH FROM THE SOUTHEAST LINES OF TRACTS #2, 3 AND 4, FROM BRICK CHURCH PIKE TO THE SOUTHEASTERLY CORNER OF TRACT 4.

BEING THE SAME PROPERTY CONVEYED TO JOHN ASHKER AND WIFE, CLAUDIA ASHKER BY WARRANTY DEED FROM ROBERT D. THOMAS AND WIFE, ROBIN D. THOMAS, OF RECORD IN INSTRUMENT NO. 20150626-0061551, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5553 Brick Church Pike, Goodlettsville, TN 37072
(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/our hand(s) this 29th day of June, 2018.

WARRANTY DEED
(Continued)

John Ashker

Claudia Ashker

STATE OF Oregon

COUNTY OF Lane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Ashker and wife, Claudia Ashker, the herein bargainor(s), 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, this the 29th day of June, 2018.

Notary Public Lee M. Caldwell

My Commission Expires: 02.22.2021

(SEAL)

OFFICIAL STAMP
LEE M. CALDWELL
NOTARY PUBLIC-OREGON
COMMISSION NO. 959600
MY COMMISSION EXPIRES FEBRUARY 22, 2021

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072