WARRANTY DEED

Bill Garrett Davidson County
Batch# 115649 DEEDWARR
07/12/2018 10:51:37 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20180712-0067489

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12.15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$249,900.00.**

Affiant

Subscribed and sworn to before me this 2nd day of July, 2018

Notary Public
My Commission expires: 12/15/21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stephen Downs and Angela Downs	New Owner	032-00-0-147.00
4531 Jackson Road		
Whites Creek, TN 37189		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Middle Tennessee Property Group, LLC a Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stephen Downs and Angela Downs, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the same property conveyed by deed recorded in Book 8263, page 269, in the Office of the Register of Davidson County, Tennessee described as Tract No. 2 on an unrecorded survey by R.L. Montoya, Surveyor Lic. No., 697 dated March 13, 1987, as follows:
BEGINNING at an iron pin set survey in a fence line which is the South boundary of C.E. Hardy, Jr. the Northeast corner of this tract and the Northwest corner of Tract No. 1; thence South 01 degrees 51 minutes 31 seconds East 748.32 feet along the common property line of this tract and Tract No. 1 to an iron pin set this survey on the centerline of a 40-foot ingress/egress easement, the Southwest corner of Tract No. 1; thence following said centerline along a curve to the left having the following curve data: a delta of 28 degrees 13 minutes 19 seconds, a radius of 140.00 feet, a tangent of 35.19 feet, and a length of 68.96 feet to a point, the beginning of a curve; thence following said centerline along a curve to the right having the following curve data: a delta of 30 degrees 00 minutes 00 seconds, a radius of 400.00 feet, a tangent of 107.18 feet, and a length of 209.44 feet to an iron pin set this survey; the Southwest corner of this tract and being the Southeast corner of Tract No. 3; thence leaving said easement centerline along a new common to this Tract No. 3, North 05 degrees 29 minutes 21 seconds West 709.43 feet to an iron pin set this survey in a fence line which is the South boundary of C.E. Hardy, Jr., the Northwest corner of this tract and Northeast corner of the Tract No. 3; thence following said fence line North 86 degrees 50 minutes 50 seconds East 313.00 feet to the point of beginning.

Being the same property conveyed to Middle Tennessee Property Group, LLC a Limited Liability Company by Quitclaim Deed from Patrick Naylor, a married man dated February 21, 2018, filed for record on February 22, 2018 in Instrument No. 20180222-0016998, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Patrick Naylor by Warranty Deed from Chun Chih Yu and Ty Wan Yu, wife and husband dated December 15, 2017, filed for record on December 19, 2017 in Instrument No. 20171219-0129140, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $1,193.61 for county, and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 03200014700
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7302 , page 15, Register's Office for Davidson County, Tennessee.
- Easements for water line purposes of record in Book 8605, page 716 and Book 9422, page 609, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4531 Jackson Road, Whites Creek, TN 37189**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 2, 2018.

Middle Tennessee Property Group, LLC

By: _____
Patrick Naylor, President

By: _____
Victor Creech, Vice-President

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patrick Naylor** and **Victor Creech**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who acknowledged themselves to be the **President and Vice-President** of **Middle Tennessee Property Group, LLC** the within named bargainor, a limited liability company, and that they as such **President** and **Vice-President** executed the forgoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of July, 2018.

_____
Notary Public
My Commission Expires: 7/5/21
(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021