WARRANTY DEED

Bill Garrett
Batch# 132601
08/24/2018 11:14:13 AM
Fees: $18.00 Taxes: $592.00

Davidson County
DEEDWARR
3 pgs

20180824-0084126

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kiley Hawkins	Kiley Hawkins	part of 09800004900
(NAME)	(NAME)	
2543 Stinson Road	2543 Stinson road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Paul R. Odum , and wife and Joann Odum, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kiley Hawkins and Jenny Hawkins , husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron rod (set) in the northerly margin of John Hager Road, said rod being the southeast corner of tract #1 and the southwest corner of this hereon described tract #2; thence, with a new common line of said tract North 03 degrees 41'20" East 524.58' to an iron rod (set) in the southerly line of the property conveyed to Jerry R. & Lianne C. McConnell as evidenced DB #20031104 0161243 RODC, TN; thence with McConnell's south line and running generally with an existing fence South 88 degrees 01'02": East 353.19' to an iron pipe (found) in the westerly line of the Joyce Hamblen (trustee) property; thence, with lines common to Hamblen property for the next 3 calls South 07 degrees 24'34" West 239.80' to an iron pipe (found) near a fence corner; thence, North 67 degrees 32'34" East 311.78' to an iron rod (set) in an existing fence line; thence leaving said fence line South 21 degrees 36'03" East 75.37' to an iron rod (found) in the northerly margin of said John Hager Road; thence, with the northerly margin of said road for the next 4 calls South 47 degrees 52'09" West 316.76' to an iron rod (set); thence, with a curve to the right having a delta of 38 degrees 47'59", a radius of 375.00 ', a tangent of 132.06', an arc length of 253.94' and a chord bearing and distance of South 67 degrees 16'09" West 249.12' to an iron rod (set); thence, South 86 degrees 40'08" West 174.77' to an iron rod (set); thence, South 83 degrees 42'17" West 32.73' to the POINT OF BEGINNING, containing 222,174 square feet or 5.100 acres more or less.

TOGETHER WITH 25'Ingress-Egress Easement Description, being more particularly described as follows:

Commencing at an iron rod (found) in the northerly margin of John Hager Road, said rod being the southeast corner of the property conveyed to William Ware as evidenced in DB#00004249 0000693 RODC, TN thence, with said margin North 83 degrees 07'51" East 96.05' to an iron rod (found); thence, continuing with said margin North 81 degrees 17'15" East 277.09' to the actual Point of Beginning for this hereon described Ingress-Egress Easement; thence, departing the northerly margin of said road North 00 degrees 03'15" 35.94' to a point; thence, North 10 degrees 19'46" East 98.66' to a point; thence, North 00 degrees 16'33" East 112.75' to a point; thence,

North 83 degrees 57'02" East 161.42' to a point in the common line of tracts 1 and 2; thence, with said common line South 03 degrees 41'20" East 25.37' to a point; thence, leaving said common line South 83 degrees 57'02" West 134.75' to a point; thence, South 00 degrees 16'33" West 92.57' to a point; thence, South 10 degrees 19'46" West 98.32' to a point; thence South 00 degrees 03'15" West 30.12' to a point in the aforementioned northerly margin of John Hager Road; thence, with said road South 81 degrees 17'15" West 25.35' to the Point of Beginning, containing 9,558 SF more or less.

Being part of the same property conveyed to Paul R. Odum and wife, Joann Odum by Warranty Deed from Charles H. Cook and wife, Sharon A. Cook dated February 19, 2015 and recorded February 27, 2015 of record in Instrument No. 20150227-0017216, Register's Office for Davidson County, Tennessee.

Subject to Covenants, conditions, restrictions and easements, if any, recorded as Book 5149, Page 371, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin (2) Covenants, conditions, restrictions and easements, if any, recorded as Book 5235, Page 187, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. (3) Covenants, conditions, restrictions and easements, if any, recorded as Book 313, Page 114, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. (4) Covenants, conditions, restrictions and easements, if any, recorded as Book 327, Page 310, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. (5) Riparian rights, rights of accretion, reliction, submerged lands or any other water rights of any nature whatsoever, are neither guaranteed nor insured, or the rights or interests of the State of Tennessee, or the public generally, in the area extending from the line of mean low tide to the line of vegetation, or rights of access thereto, or rights of easement along and across the same and (6) Easement for the flow of Vivrett Creek, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ 5328 John Hager Road, Mount Juliet, TN 37122

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 hands this August 20, 2018.

By: _____ Date: 8-20-18 By: _____ Date: 8-20-18
Paul R. Odum Joann Odum

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 Paul R. Odum and Joann Odum the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of August, 2018.

_____
Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122