Karen Y Johnson Davidson County
Batch# 146351 DEEDWARR
09/28/2018 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $432.90
20180928-0096224

WARRANTY DEED

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Michelle L Raymont
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michelle L. Raymont	The Farmers Bank	010-00-0-095.00 and 010-00-0-096.00
(NAME)	(NAME)	
3251 Ivey Point Road	PO Box 269	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, John Simonsen and Denise Simonsen, husband and wife,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michelle L. Raymont, unmarried, 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:

TRACT 1:

Land in the 10th Councilmanic District of Davidson County, Tennessee, more accurately described as Tract 2, according to a survey by Tommy E. Walker & Associates, dated 8/26/03 as follows:

BEGINNING at an iron pin in the westerly margin of Ivey Point Road, said pin being the most easterly northeast corner of the herein described tract, and a common corner to Music City Raceway, Inc. in (DB 8084, Page 132 RODCT); thence with said margin and a curve to the left (I=25 16' 46" , R=312.67' & I= 87.95') to an existing iron pin; thence now leaving said margin N 40 deg. 00' 57" W 148.0 feet, to a set iron pin; thence S 59 deg. 55' 45" E, 97.46 feet to a set iron pin; thence N 26 deg. 43' 21" W 136.34 feet to a set iron pin; thence N 83 deg. 12' 38" W, 699.36 feet to a set iron pin; thence N 37 deg. 39' 40" E, 252.72 feet to an existing iron pin; thence N 86 deg. 10' 14" E, 201.49 feet to an existing iron pin; thence S 86 deg. 32' 55" E, 400.00 feet to an existing iron pin; thence S 30 deg. 12' 42" E, 441.04 feet to the point of beginning, containing 5.038 acres, more or less.

TRACT 2:

Land in the 10th Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Larry L. Murphy of record in Deed Book 6635, Page 906, Register's Office for Davidson County, Tennessee, and more accurately described as a 14.783 Acre Tract - Tract 1, according to a survey by Tommy E. Walker & Associates, dated 08/26/2003, as follows:

BEGINNING at an existing iron pin, said pin being the northeast corner of Charles Lee Burt, Jr., of record in Book 7330, Page 200, Register's Office for Davidson County, Tennessee, and the most northerly point of herein described tract; thence S 30 deg. 10' 08" E, 1515.19 feet to a point; thence, N 86 deg. 32' 55" W, 400.00 feet to a point; thence S 85 deg. 08' 09" W, 200.00 feet to a point; thence, N 81 deg. 34' 56" W, 234.86 feet to a point; thence S. 04 deg. 27' 05" W, 140.71 feet to an existing iron pin; thence S. 81 deg. 34' 56" E, 342.49 feet to an existing iron pin; thence S. 37 deg. 39' 40" W, 252.72 feet to a point; thence N. 83 deg. 12' 38" W, 259.30 feet to a set iron pin; thence N. 05 deg. 23' 00" E, 1685.49 feet to the point of beginning, containing 14.783 acres, more or less.

Being the same property conveyed to John Simonsen by deeds from Larry L. Murphy and wife, Teresa L. Murphy of record in Instrument 20031104-0161752 and in Instrument 20031104-0161756, Register's Office, Davidson County, Tennessee. Denise Simonsen herein joins to convey any and all rights and interest she may have, if any.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Instrument 20000612-0058245, said Register's Office.

This conveyance is subject to Joint Driveway Agreement of record in Instrument 20031104-0161753, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3251 Ivey Point Road, 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 hand this 27th day of September, 2018.

John Simonsen

Denise Simonsen

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Simonsen and Denise Simonsen the 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 this 27TH day of SEPTEMBER, 2018.

Notary Public

My Commission Expires:

3-24-20

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

201809280096224

True Copy Certification

I, KATHY LEE, 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 Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE 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: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON