Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV18-0990

Karen Y Johnson Davidson County
Batch# 148166 **DEEDWARR**
10/03/2018 08:32:07 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20181003-0097981

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of October, 2018

Notary Public

Commission Expires: 2/25/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Timothy Drowns and Daniel E. Bates 1417 Drakes Creek Road Hendersonvillle, TN 37075	Same as new owner	033-00-0-019.00

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,

Robert S. Moon, Trustee of the Robert S. Moon Revocable Living Trust, dated July 18, 2000

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

Timothy Drowns and Daniel E. Bates

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:

SITUATED in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEGINNING at a point in the center of the Old Dickerson Pike, corner to Billie Wilson; thence N. 4-1/2° E. 38.2 poles to a stone; thence N. 2° E. 68.2 poles to a point in the right-of-way line of Dry Branch Pike; thence with the right-of-way of said pike as follows: S. 82° E. 44 poles; S. 76° E. 12 poles; S. 74° E. 36 poles; S. 70° E. 8 poles; S. 64° E. 8 poles; S. 59° E. 4 poles; S. 56° E. 22.5 poles to a point in the center of the Dickerson Pike; thence with the center of said pike as follows: S. 41° W. 7 poles; S. 52° W. 8 poles; S. 60° W. 8 poles; S. 64° W. 76 poles; S. 68° W. 40 poles; S. 62° W. 12 poles to the beginning, containing 50 acres, more or less, according to survey by J. R. Scott, Surveyor, on November 15, 1947.

INCLUDED in the above description, but EXCLUDED therefrom is that portion of the above described property having been conveyed to Robert M. Wingo and wife, Marion A. Wingo, by Installment Deed of record in Book 6177, Page 383, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

LAND in the 10th Civil District of Davidson County, Tennessee, described according to an

unrecorded survey by Ray G. Cole, Tennessee Surveyor License No. 924, dated October 7, 1983, as follows:

BEGINNING at an iron pin on the northerly margin of Old Dickerson Road, thence along the northerly margin of Old Dickerson Road S 73° 51' W 237.09 feet to an iron pin; thence continuing along the margin of Old Dickerson Road along a curve at an angle of 15° 8' and a radius of 884.45' a distance of 233.61 feet to an iron pin; thence N 9° 8' E 602.23 feet to an iron pin by post; thence N 7° 29' E 358.79 feet to an iron pin; thence S 82° 31' E 79.96 feet to an iron pin; thence S 16° 09' E 813.26 feet to the point of beginning, containing 5.00 acres, more or less.

BEING the same property conveyed to Robert S. Moon, Trustee of the Robert S. Moon Revocable Living Trust, dated July 18, 2000, by Quitclaim Deed from Robert S. Moon, II and wife, Melissa A. Moon, dated 8/31/00 and recorded 9/21/00 in Instrument No. 20000921-0093964; and being the same property previously conveyed to Robert S. Moon, II and wife, Melissa A. Moon, by Quitclaim Deed from Robert S. Moon, II, Executor of the Estate of Eunice B. Moon, dated 1/22/1992 and recorded 1/24/1992 in Book 8534, Page 578, as corrected by Corrected Quitclaim Deed dated 7/11/00 and recorded 8/8/00 in Instrument No. 20000808-0078578; and being the same property previously conveyed to Robert S. Moon and wife, Eunice B. Moon, by Deed from O.E. Batts and wife, Nannie K. Batts, dated 12/12/1947 and recorded in Book 1555, Page 341, in the Register's Office of 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 unimproved property known as: 0 Old Dickerson Pike, 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 1st day of October, 2018.

Robert S. Moon, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert S. Moon, Trustee of the Robert S. Moon Revocable Living Trust,** 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 at Hendersonville, Tennessee this 1st day of October, 2018.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 9-22-20

(Notary Seal)