WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156191 **DEEDWARR**
11/02/2018 12:05:17 PM 3 pgs
Fees: $18.00 Taxes: $740.00

20181102-0108848

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Steven A. Goodwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-15-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven Anthony Goodwin,	STEVE A. GOODWIN	Tax Map & Parcels 164 00 0 115.00 & 116.00
(NAME) 571 BELL RD	(NAME) P.O. Box 1332	
(ADDRESS) ANTIOCH, TN. 37013	(ADDRESS) LA VERGNE TN. 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,**Wesley W. Huggins,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James Anthony Goodwin**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in the 2nd Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Land being in the 2nd Civil District of Davidson County, Tennessee, being Lots No. 1 and 2, W.W. Huggins Subdivision, as of record in Book 5060, page 57, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description.

Being the same property conveyed to Welsey W. Huggins, by deed from Linda H. Huggins a/k/a Linda Sue Huggins, as shown of record in Instrument #20181102-0108847, Register's Office of Davidson County, Tennessee. Being part of the same property conveyed to Wesley W. Huggins and wife, Linda H. Huggins, by deed from John B. Norfleet and wife, Pauline Norfleet, as shown of record in Book 3763, page 405, Register's Office of Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED HEREFROM IS THE FOLLOWING PROPERTY:

A parcel of land located in the Second Civil District of Davidson County, State of Tennessee, northwest of Hobson Pike (formerly Old Hickory Boulevard), as shown on sheet 1 of US-TV A drawing LW-7675, Revision 4, entitled "Pinhook, Tennessee Substation and Access Road Property Map," the said parcel being more particularly described as follows:

Commencing at a point (Lat. 36° 02' 37" N, Long. 86° 36' 18" W) where the northwest right-of-way line of Hobson Pike crosses the northeast right-of-way line of the Great Falls-Murfreesboro-South Nashville Transmission Line, as shown on sheet 29 of US-TVA drawing LW-2826; thence leaving the said transmission line right-of-way line and with the said highway right-of-way line N 55° 08' E, 50.5 feet to a point; thence N 55° 16'46" E, 1,037.82 feet to an iron pin; thence N 56° 54' 17" E, 106.83 feet to a point on a fence line and the property line between Belz/Becker-Lewis-Shlenker Properties and James H. Estes et al; thence leaving the said highway right-of-way line and with the said fence line and the said property line N 07° 42' 45" E, 268.39 feet to a point; thence S 80° 33' 41" W, 954.26 feet to a point which is a common corner in the lands of Trevecca Nazarene College, Belz/Becker-Lewis-Shlenker Properties, and Daniel W. McCollum; thence leaving the said common corner and the said property line and with the said fence line and the property line between Trevecca Nazarene College and Daniel W. McCollum N 02° 08' 29" W, 792.79 feet to an iron pin which is a common corner in the lands of Wesley W. Huggins et ux., Trevecca Nazarene College, and Daniel W. McCollum, the said point being the Point Of Beginning.

Thence leaving the point of beginning, the said fence line, and the said property line and with the property line between Wesley W. Huggins et UX., and Daniel W. McCollum S 71 ° 27' 58" W, 196.74 feet, crossing the centerline of the Gallatin Steam Plant-Radnor Transmission Line, as shown on sheet 11 of US-TVA drawing LW-4092, to a wood fence post which is a common corner in the lands of Wesley W. Huggins et ux., Daniel W. McCollum, and Raymond E. Jahns et UX., the said common corner being on a fence line; thence leaving the said common corner and the said property line and with the said fence line and the property line between Wesley W. Huggins et ux., and Raymond E. Jahns et ux., N 21° 01' 16" W, 178.22 feet, crossing the centerline of the Davidson-Wilson Transmission Line, as shown on sheet 13 of US-TVA drawing LW -6211, to a point on the northwest right-of-way line of the Davidson-Wilson Transmission Line; thence leaving the said fence line and the said property line and with the said transmission line right-of-way line N 41 ° 56' 00" E, 101.09 feet to a point; thence leaving the said transmission line right-of-way line and with the northeast line of the herein described parcel S 48° 30' 00" E, 242.78 feet, crossing the centerline of the said Davidson-Wilson Transmission Line and also crossing the centerline of the said Gallatin Steam Plant-Radnor

Transmission Line, to the point on a fence line and the property line between Wesley W. Huggins et ux., and Trevecca Nazarene College thence leaving the said northeast line of the herein described parcel and with the said fence line and the said property line S 030 23' 39" E, 18.19 feet to the point of beginning and containing 0.73 acre, more or less.
This description prepared from the maps and records of:
Tennessee Valley Authority Haney Building 2A 1101 Market Street Chattanooga, Tennessee 37402-2801
Being the same property conveyed to the United States of America, by deed from Wesley W. Huggins and wife, Nancy Audrey Huggins, as shown of record in Book 11022, page 923, Register's Office of Davidson County, Tennessee.

This conveyance is subject to USA transmission line easements of record in Book 2343, page 196, and Book 4704, page 901, Register's Office for Davidson County, Tennessee. This conveyance is also subject to an easement of record in Book 11022, page 923, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 3063 & 3607 Pinhook Road, Antioch, TN 37013
(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 our hands this the 31st day of October, 2018.

Wesley W. Huggins

Wesley W. Huggins

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WESLEY W. HUGGINS, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 31st day of October, 2018.

Notary Public

My Commission Expires: 5/15-2021

File No.: 15656

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY