Karen Y Johnson Davidson County
Batch# 157319 DEEDWARR
11/07/2018 10:43:17 AM 2 pgs
Fees: $13.00 Taxes: $1,753.80
20181107-0110292

Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Stephen Caron 5831 Cane Ridge Road Antioch, TN 37013	New Owner	Map 182 Parcel 159

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **James E. Roark and wife, Betty R. Roark**, have this day bargained and sold and by these presents to hereby transfer and convey to **Stephen Caron and Sharyn Caron, husband and wife**, as tenants by the entirety, their heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, described according to a survey by Robert E. Francis, Surveyor, dated November 19, 1983, as follows:

Beginning at an iron pin in the easterly margin of the property herein conveyed, said pin being located 48 feet S 81 deg. 12' W of a pin in a fence line which is 18 feet from the centerline of Cane Ridge Road near a curve; thence N 10 deg. 07' E a distance of 53.10 feet to a pin in the center of the Carder driveway; thence away from Cane Ridge Road along the centerline of said driveway N 84 deg. 10' 45" W a distance of 260.55 feet to a pin; thence continuing along the centerline of said driveway S 66 deg. 24' 50" W a distance of 67.97 feet to a pin; thence along said centerline S 41 deg. 21' 20" W a distance of 105.59 feet to a pin; thence along said centerline S 76 deg. 17' 50" W a distance of 70.44 feet to a pin; thence along said centerline N 71 deg. 56' 20" W a distance of 61.50 feet to a pin; thence along said centerline N 54 deg. 13' 05" W a distance of 57.79 feet to a pin; thence away from said driveway S 10 deg. 07' W a distance of 303.78 feet to a pin in the northerly margin of the Wingler property and being the southerly rear corner of the property herein conveyed; thence S 75 deg. 13' E along the northerly line of the Wingler property a distance of 550.39 feet to a pin, said pin being the southerly front corner of the property herein conveyed; and thence N 10 deg. 07' E along the front line of this property a distance of 437.90 feet to an iron pin, the point of beginning and containing 5.00 acres more or less.

BEING that same property conveyed to James E. Roark and wife, Betty R. Roark by deed from David H. Carder and wife, Gloria B. Carder of record in Book 6320, page 549, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictions, easements, etc. that may affect said property and appearing of record in the Register's Office for Davidson County, Tennessee.

This is property known as: 5831 Cane Ridge Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate, that we have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2018 real property taxes, which taxes are being prorated between parties, the grantees giving unto the grantors their proportionate share, and the grantors assuming the payment of said taxes when the same shall become due and payable.

We further covenant and bind ourselves, our heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 5th day of November, 2018.

James E. Roark

Betty R. Roark

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James E. Roark and Betty R. Roark, the bargainor(s) with whom I am personally acquainted and who acknowledged they executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 5th day of November, 2018.

My Commission Expires: 3/23/2021

Notary Public

THOMAS J. HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE]
SS.
COUNTY OF DAVIDSON]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $474,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 5th day of November, 2018. EM

My Commission Expires: 3/28/22

Notary Public

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC