Karen Y Johnson Davidson County
Batch# 162981 DEEDWARR
11/20/2018 03:45:30 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20181120-0114382

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF ~~RHODE ISLAND~~ Tennessee
COUNTY OF ~~ROBERTSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Zachary Plese, a single man	new owner	11-90
(NAME)	(NAME)	
3268 Freeman Hollow Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20183000

For and 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, Fred C. Webb and Deanna Webb , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Zachary Plese, a single man, 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. :

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described according to a survey by L. Steven Bridges, Jr., Registered Land Surveyor No. 1740, dated April 11, 1997 and revised April 25, 1997, as follows, to-wit:

TRACT NO. 1:

BEGINNING at an iron pin in the Easterly margin of Freeman Hollow Road, a corner to the property conveyed to Leon Martin and wife, Janelle Martin, of record in Deed Book 4760, page 260, Register's Office for Davidson County, Tennessee (map 11, parcel 99); thence with said margin of said road on a curve having a radius of 979.93 feet, a tangent of 53.49 feet, a chord of 106.82 feet, a delta angle of 6° 14' 56" and a length of 106.88 feet to an iron pin; thence leaving Freeman Hollow Road North 76° 12' 00" East, 281.03 feet to an iron pin; thence North 6° 02' 18" West, 76.37 feet to an iron pin; thence North 79° 08' 21" East, 359.20 feet to an iron pin in a fence line; thence continuing with said fence line South 22° 39' 00" East, 130.00 feet to an iron pin; thence with the fence line marking the common boundary line with Martin South 71° 21' 22" West, 267.91 feet to an iron pin; thence continuing with the said existing fence line, South 72° 04' 38" West, 144.38 feet to a point; thence continuing with said fence line South 76° 12' 00" West, 235.61 feet to the point of beginning and containing 1.98 acres, more or less.

TRACT NO. 2:

COMMENCING at an iron road on the Eastern margin of Freeman Hollow Road at the Southwest corner of the property of Samuel Hasting as of record in Deed Book 5674, page 565, Register's Office for Davidson County, Tennessee; thence with said road margin and a curve to the left, delta of 06° 14' 56", radius of 979.93 feet, length of 106.88 feet and a chord of North 26° 30' 49" West, 106.82 feet to an iron rod at the point of beginning; thence leaving said road margin with a new line North 61° 38' 26" East, 301.01 feet to an iron road; thence South 06° 02' 18" East, 76.37 feet to an iron rod at the Northeast corner of the original Samuel Hasting property; thence with line of Hasting South 76° 12' 00" West, 256.12 feet to the point of beginning, containing 0.244 acres, more or less, as surveyed June 19, 2000 by L. Steven Bridges, Jr., RLS #1740, of Bridges Land Surveying and Consulting 313 East Main Street, Suite 11, Hendersonville, TN 37075.

BEING the same property conveyed to Fred C. Webb and Deanna Webb, husband and wife, by Warranty Deed from Samuel E. Hasting and Margie L. Hasting, husband and wife, dated March 31, 2014 and filed of record in Instrument 20140402-0027565, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 3268 Freeman Hollow Road, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BR-15-3268

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 6th day of November, 2018

Fred C. Webb

Deanna Webb

STATE OF ~~Rhode Island~~ Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Fred C. Webb and Deanna Webb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th of November, 2018.

Notary Public
My Commission Expires:

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires
01-29-2020

True Copy Certification

I, Laura Mitchell, 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 DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY