THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Y Johnson Davidson County
Batch# 176239 **DEEDWARR**
12/20/2018 08:31:17 AM 4 pgs
Fees: $23.00 Taxes: $869.50
20181220-0123643

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
SCOTT E. SCHLARB, et ux 5128 Brick Church Pike Goodlettsville, TN 37072	Same	017-00-0-132.01

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WESLEY HITT, a married person, TIMOTHY HITT, a single person, and KAREN HITT CARNES, a single person, Heirs at Law of Kenneth Hitt, and SHARON HITT, spouse of Wesley Hitt,** have this day bargained and sold, and do hereby transfer and convey unto the said **SCOTT E. SCHLARB and MARGARET SCHLARB, Husband and Wife,** their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

The following paragraph described a tract of land in the 10th Councilmanic District of Davidson County, Tennessee, said tract being that property which was conveyed to Kenneth Hitt, et ux, by Annie Laura Owens, et vir, in a deed of record in Deed Book 3843, Page 103, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at an iron pin (old), in the northerly margin of Brick Church Pike, the southwest corner of a tract of land which belongs to Harry Hayes Meek, Jr., having a deed reference in Instrument Number (I.N.) 20151008-0102916, RODCT, the southeast corner of this tract and continuing, as follows:with a curve to the left, having a radius of 500.00 feet, an arc distance of 55.61 feet, and a chord bearing and distance of S 62°34'26" W, 55.58 feet to an iron pin (new), in the northerly margin of Brick Church Pike, a corner of a tract of land which belongs to Deborah M. Scudder, having a deed reference in I.N. 20140102-0000096, RODCT;
thence, N 72°22'26" W, 266.31 feet to an iron pin (old) at a fence post (old), in the northerly boundary of said tract of land which belongs to Deborah M. Scudder, a corner of a tract of land which belongs to Alan J. Sipe, having a deed reference in I.N. 20030716-0099742, RODCT;
thence with the boundary of said tract of land which belongs to Alan J. Sipe, as follows:
N 10°35'08" E, 343.14 feet to an iron pin (new);
thence, N 81°46'19" W, 141.48 feet to a fence post (old);
thence, N 13°29'04" E, 398.46 feet to an iron pin (old), a common corner of said tract of land which belongs to Alan J. Sipe, and a tract of land which belongs to Donnie W. Scott, having a deed reference in I.N. 20010215-0014714, RODCT;
thence with the boundary of said tract of land which belongs to Donnie W.

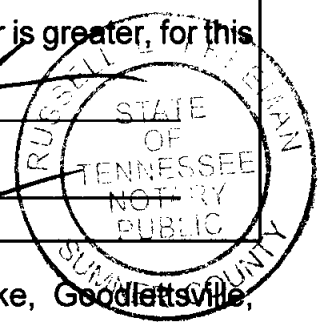
Scott, as follows:
N 08°25'41" E, 108.15 feet to an iron pin (new);
thence, N 12°06'52" E, 115.00 feet to an iron pin (new);
thence, N 20°06'52" E, 89.00 feet to an iron pin (new);
thence, N 20°36'52" E, 126.50 feet to an iron pin (new), a common corner of said tract of land which belongs to Donnie W. Scott, and a second tract of lane which belongs to Donnie W. Scott, having a deed reference in Deed Book 11477, Page 874, RORCT;
thence with the boundary of said second tract of land which belongs to Donnie W. Scott, as follows:
N 29°51'52" E, 133.00 feet to an iron pin (new);
thence, N 45°21'51" E, 122.50 feet to an iron pin (new);
thence, N 86°51'52" E, 68.00 feet to an iron pin (old);
thence, N 25°34'26" E, 36.76 feet to an iron pin (old), in the easterly boundary of said second tract of land which belongs to Donnie W. Scott, a corner of a tract of land which belongs to Chester Michael Waggoner, Jr., having a deed reference in I.N. 20171122-0119778, RODCT;
thence with the boundary of said tract of land which belongs to Chester Michael Waggoner, Jr., as follows:
N 50°18'11" E, 346.15 feet to an iron pin (old);
thence, S 70°57'01" E, 544.15 feet to an iron pin (old);
thence, S 68°06'00" E, 560.93 feet to a fence post (old);
thence, S 05°49'38" E, 126.24 feet to a 48 inch white oak tree, a common corner of said tract of land which belongs to Chester Michael Waggoner, Jr., and a tract of land which belongs to Preston Lockhart, having a deed reference in I.N. 20130905-0093664, RODCT;
thence, S 03°45'37" E, 122.61 feet to an iron pin (new) at a fence post (old), in the westerly boundary of said tract of land which belongs to Preston Lockhart, a corner of a tract of land which belongs to Marion B. Cook, having a deed reference in Deed Book 4523, Page 59, RODCT;
thence with the boundary of said tract of land which belongs to Marion B. Cook, as follows:
S 89°57'45" W, 918.07 feet to an iron pin (new);
thence, S 44°34'09" W, 396.00 feet to an iron pin (new);
thence, S 01°32'56" W, 389.30 feet to an iron pin (old), a common corner of said tract of land which belongs to Marion B. Cook, and said tract of land which belongs to Harry Hayes Meek, Jr.;
thence, S 25°45'39" W, 415.51 feet, to the point of beginning, containing **27.44 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated May 9, 2018.

Being the same property conveyed to KENNETH HITT AND WIFE, HELEN HITT, by deed from ANNIE LAURA OWENS AND HUSBAND PAUL OWENS, of record in Book 3843, page 103, dated September 12, 1963, said Register's Office. The said Helen Hitt having since died on or about March 23, 2005 , leaving Kenneth Hitt the surviving tenant by the entirety. The said Kenneth Hitt having since died intestate on or about December 27, 2016 leaving said property to heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. _____, said Register's Office. The said Sharon Hitt, Spouse of Wesley Hitt, joins in this conveyance to convey any marital interest she may have. # 20181220-0123642

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $235,000.00.
Subscribed and sworn to before me,
this 5 of December, 2018.
My Commission Expires: 12/23/2020

Affiant

Notary Public



This is improved property located at 5128 Brick Church Pike, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

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

Whenever 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 5 day of December, 2018.

WESLEY HITT

SHARON HITT

TIMOTHY HITT

KAREN HITT CARNES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **WESLEY HITT, SHARON HITT, TIMOTHY HITT, and KAREN HITT CARNES,** the within named bargainors, 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 Goodlettsville, Tennessee, this the 5 day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY