Karen Johnson Davidson County
Batch# 183809 DEEDWARR
01/15/2019 09:25:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190115-0003976

Connie Stroud, Register
Robertson County Tennessee
Rec #: 284232 Instrument #: 340868
Rec'd: 15.00 Recorded
State: 333.00 1/8/2019 at 9:23 AM
Clerk: 1.00 in Record Book
Other: 2.00 1851
Total: 351.00 Pgs 168-170

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON/ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

Subscribed and sworn to before me, this 28TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paradise Properties, a Tennessee General Partnership	NEW OWNER	01000000400 (DAVIDSON)
(NAME)	(NAME)	
P.O. BOX 426		141-086.00 (ROBERTSON)
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Shirley C. Reasoner n/k/a Shirley Jean Carlton Dismang, a married woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Paradise Properties, a Tennessee General Partnership, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON/ROBERTSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF REAL ESTATE SITUATE IN THE 12TH CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A PILE OF STONES WITH AN IRON PIN, SAID STONE BEING A CORNER TO MALCOLM B. TATE AND BEING THE NORTHWEST CORNER OF WILLIAM E. CARLTON, ET UX, APPEARING OF RECORD IN DEED BOOK 105, PAGE 65, IN THE R.O.R.C.T., AND BEING OF RECORD IN DEED BOOK 1554, PAGE 171 IN THE R.O.D.C.T., AND CONTINUING AS FOLLOWS: THENCE WITH THE LINE OF SAID TATE SOUTH 82 DEGREES 59 MINUTES 45 SECONDS EAST, 1,099.48 FEET TO AN IRON PIN BEING THE NORTHEAST CORNER OF THIS TRACT OF LAND AND BEING THE NORTHWEST CORNER OF LARRY C. WILLIAMS, ET UX, APPEARING OF RECORD IN DEED BOOK 277, PAGE 11 IN THE R.O.R.C.T. THENCE WITH THE LINE OF SAID WILLIAMS SOUTH 0 DEGREES 09 MINUTES 12 SECONDS EAST, 947.68 FEET TO A CORNER POST BEING THE SOUTHWEST CORNER OF SAID WILLIAMS; THENCE NORTH 85 DEGREES 00 MINUTES 25 SECONDS EAST, 265.00 FEET TO AN IRON PIN IN THE CENTER OF THE NORTH FORK OF SYCAMORE CREEK BEING THE SOUTHEAST CORNER OF SAID WILLIAMS; THENCE WITH THE CENTER OF SAID CREEK SOUTH 24 DEGREES 01 MINUTES 19 SECONDS WEST, 136.11 FEET; THENCE SOUTH 24 DEGREES 32 MINUTES 42 SECONDS WEST, 199.11 FEET; THENCE SOUTH 38 DEGREES 19 MINUTES 11 SECONDS WEST, 120.84 FEET; THENCE SOUTH 67 DEGREES 06 MINUTES 44 SECONDS WEST, 383.52 FEET; THENCE SOUTH 75 DEGREES 56 MINUTES 43 SECONDS WEST, 87.43 FEET; THENCE NORTH 81 DEGREES 05 MINUTES 10 SECONDS WEST, 76.45 FEET; THENCE SOUTH 29 DEGREES 42 MINUTES 20 SECONDS WEST, 59.06 FEET; THENCE WITH THE CENTER OF SYCAMORE CREEK NORTH 89 DEGREES 07 MINUTES 57 SECONDS WEST, 239.89 FEET; THENCE NORTH 16 DEGREES 54 MINUTES 57 SECONDS WEST 124.39 FEET: THENCE NORTH 50 DEGREES 05 MINUTES 15 SECONDS WEST, 302.82 FEET; THENCE SOUTH 78 DEGREES 21 MINUTES 35 SECONDS WEST, 163.45 FEET; THENCE NORTH 85 DEGREES 54 MINUTES 17 SECONDS WEST, 77.88 FEET; THENCE NORTH 59 DEGREES 07 MINUTES 23 SECONDS WEST, 111.57 FEET TO A POINT IN SAID CREEK BEING THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND BEING THE SOUTHEAST CORNER OF SAID TATE; THENCE LEAVING SAID CREEK WITH THE LINE OF SAID TATE NORTH 10 DEGREES 17 MINUTES 24 SECONDS EAST, 1,343.60 FEET TO THE BEGINNING, CONTAINING 42.64 ACRES, MORE OR LESS, AS SURVEYED BY JOHN D. SPROUSE, LICENSE NO. 957, DATED APRIL 27, 1988, AND BEING A PORTION OF TRACT NO. 3 (THREE) OF THE PROPERTY WHICH WAS CONVEYED TO WILLIAM E. CARLTON AND WIFE, RUTH CARLTON, BY RUFUS W. OVERSTREET ET UX, AND R. E. OVERSTREET ET UX, BY A DEED OF RECORD IN DEED BOOK 105, PAGE 65, IN THE REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE, AND BY DEED BOOK 1554, PAGE 171 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID RUTH CARLTON DIED IN FEBRUARY, 1977 AND THE SAID WILLIAM E. CARLTON BECAME THE OWNER OF THE ENTIRE FEE AS THE SURVIVING TENANT.

INCLUDED BUT EXCLUDED IS THE 10 ACRES CONVEYED IN THE REGISTERS OFFICE OF ROBERTSON

WARRANTY DEED
(Continued)

COUNTY, TENNESSEE IN BOOK 289, PAGE 91, A DESCRIPTION OF THE EXCLUSIONS AS FOLLOWS:

BEGINNING AT A CORNER POST BEING THE SOUTHWEST CORNER OF LARRY C, WILLIAMS, APPEARING OF RECORD IN DEED BOOK 277, PAGE 11, IN THE R.O.R.C.T. AND BEING A CORNER TO SHIRLEY REASONER AND THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND CONTINUING AS FOLLOWS; THENCE WITH A NEW LINE S 85 DEG. 00' 25" W, 180.00 FEET TO AN IRON PIN BEING THE SOUTHWEST CORNER OF THIS TRACT OF LAND; THENCE N 26 DEG. 59' 50" W, 1,179.35 FEET TO AN IRON PIN BEING THE NORTHWEST CORNER OF THIS TRACT OF LAND IN MALCOLM B. TATE SOUTHERLY LINE; THENCE WITH THE LINE OF SAID TATE S 82 DEG. 59' 45" E, 715.50 FEET TO AN IRON PIN BEING THE NORTHEAST CORNER OF THIS TRACT OF LAND AND BEING THE NORTHWEST CORNER OF SAID WILLIAMS; THENCE WITH THE LINE OF SAID WILLIAMS S 0 DEG. 09' 12" E, 947.68 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES, MORE OR LESS, AS SURVEYED BY JOHN D. SPROUSE, LICENSE NO. 957, DATED JUNE 3, 1988, AND BEING IN THE NORTHEASTERLY PORTION OF THAT PROPERTY WHICH WAS CONVEYED TO SHIRLEY C. REASONER BY WILLIAM E. CARLTON AND WIFE, BILLIE W. CARLTON, BY A DEED OF RECORD INTO DEED BOOK 288, PAGE 693, IN THE REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE.

INCLUDED BUT EXCLUDED IS THE 5 ACRES CONVEYED IN THE REGISTERS OFFICE OF ROBERTSON COUNTY, TENNESSEE IN DEED BOOK 290, PAGE 701; A DESCRIPTION OF THE EXCLUSIONS AS FOLLOW

BEGINNING AT AN IRON PIN IN THE CENTER OF THE NORTH FORK OF SYCAMORE CREEK, SAID IRON PIN BEING THE SOUTHEAST CORNER OF LARRY C. WILLIAMS, APPEARING OF RECORD IN DEED BOOK 277, PAGE 11, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE, AND A CORNER TO SHIRLEY C. REASONER, THENCE WITH THE CENTER OF SAID CREEK S 24 DEG. 01' 19" W, 136.11 FEET; THENCE S 24 DEG. 32' 42" W, 119.11 FEET; THENCE S 38 DEG. 19' 11" W, 78.37 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE MOST EASTERLY CORNER OF THIS TRACT OF LAND AND CONTINUING AS FOLLOWS: THENCE FROM THE POINT OF BEGINNING WITH THE CENTER OF SAID CREEK S 38 DEG. 19' 11" W, 42.46 FEET; THENCE S 67 DEG. 06' 44" W, 383.52 FEET; THENCE S 75 DEG. 56' 43" W, 87.43 FEET; THENCE N 81 DEG. 05' 10" W, 76.45 FEET; THENCE S 29 DEG. 42' 20" W, 59.06 FEET; THENCE N 89 DEG. 07' 57" W, 239.89 FEET; THENCE N 16 DEG. 54' 57" W, 124.39 FEET; THENCE N 50 DEG. 05' 15" W, 272.00 FEET TO A POINT IN SAID CREEK BEING THE MOST WESTERLY CORNER OF THIS TRACT OF LAND WITH A WALNUT TREE POINTER WITH AN IRON PIN AT THE BASE OF SAID TREE: THENCE WITH A NEW LINE N 88 DEG. 17' 40" E, PASSING SAID WALNUT TREE POINTER AT 10.00 FEET, IN ALL 981.48 FEET TO AN IRON PIN BEING THE MOST NORTH NORTHEAST CORNER OF THIS TRACT OF LAND; THENCE S 41 DEG. 13' 10" E, 110,63 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, AS SURVEYED BY JOHN D. SPROUSE, LICENSE NO. 957, DATED AUGUST 30, 1988, AND BEING A PORTION OF THE PROPERTY CONVEYED TO SHIRLEY C. REASONER BY WILLIAM E. CARLTON AND WIFE, BILLIE W. CARLTON, IN A DEED OF RECORD IN DEED BOOK 288, PAGE 693, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE, AND DEED OF RECORD IN DEED BOOK 7552, PAGE 580, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED BUT EXCLUDED IS THE 11.07 ACRES CONVEYED IN DEED BOOK 292, PAGE 544, AND AS CORRECTED IN DEED BOOK 297, PAGE 872, REGISTER'S OFFICE ROBERTSON COUNTY, TENNESSEE, A DESCRIPTION OF THE EXCLUSIONS AS FOLLOWS:

BEGINNING AT AN IRON PIN BEING THE SOUTHWEST CORNER OF MIKE B. JACKSON, ET UX, APPEARING OF RECORD IN DEED BOOK 289, PAGE 91, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE, AND BEING THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND CONTINUING AS FOLLOWS: THENCE WITH A NEW LINE S 85 DEG. 00' 25" W, 79.41 FEET TO A POINT IN THE NORTHERLY EDGE OF A ROAD; THENCE WITH THE NORTHERLY EDGE OF SAID ROAD N 51 DEG. 22' 24" W, 125.62 FEET; THENCE N 55 DEG. 32' 47" W, 126.09 FEET; THENCE N 60 DEG. 14' 06" W, 344.79 FEET; THENCE N 54 DEG. 46' 54" W, 112.88 FEET; THENCE N 53 DEG. 31' 07" W, 174.80 FEET; THENCE N 57 DEG. 38' 25" W, 79.31 FEET; THENCE N 48 DEG. 04' 39" W, 79.02 FEET; THENCE N 25 DEG. 34' 38" W, PASSING A FENCE POST WITH AN IRON PIN AT THE BASE OF SAID FENCE POST AT 66.36 FEET, IN ALL 116.97 FEET TO A POINT IN THE LINE OF MALCOLM B. TATE, SAID POINT BEING THE MOST WEST SOUTHWEST CORNER OF THIS TRACT OF LAND; THENCE WITH THE LINE OF SAID TATE N 10 DEG. 17' 24" E, 420.38 FEET TO AN IRON PIN BEING THE NORTHWEST CORNER OF THIS TRACT OF LAND; THENCE CONTINUING WITH SAID TATE LINE S. 82 DEG. 59' 45" E, 381.98 FEET TO AN IRON PIN BEING THE NORTHEAST CORNER OF THIS TRACT OF LAND AND BEING THE NORTHWEST CORNER OF SAID JACKSON; THENCE WITH THE LINE OF SAID JACKSON S 26 DEG. 59' 50" E,1,179.35 FEET TO THE POINT OF BEGINNING, CONTAINING 11.07 ACRES, MORE OR LESS, AS SURVEYED BY JOHN D. SPROUSE,LICENSE NO. 957, DATED AUGUST 30, 1988, AND BEING A PORTION OF THE PROPERTY CONVEYED TO SHIRLEY C. REASONER BY WILLIAM E. CARLTON AND WIFE, BILLIE W. CARLTON IN A DEED OF RECORD IN DEED BOOK 288, PAGE 693, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE, AND BY DEED OF RECORD IN DEED BOOK 7552, PAGE 580, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WARRANTY DEED
(Continued)

EASEMENT:

THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO A 50.00 FEET WIDE EASEMENT FOR EGRESS AND INGRESS, THE CENTER LINE OF SAID EASEMENT IS FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY R.O.W. OF THE IVEY POINT ROAD, SAID POINT BEING SOUTH 9 DEGREES 51 MINUTES 42 SECONDS EAST, 25.92 FEET FROM THE NORTHEAST CORNER OF ANITA R. KRANTZ, APPEARING OF RECORD IN DEED BOOK 4644, PAGE 758 IN THE R.O.D.C.T. AND BEING THE SOUTHEAST CORNER OF WILLIAM E. CARLTON ET UX, APPEARING OF RECORD IN DEED BOOK 4960, PAGE 948 IN THE R.O.D.C.T., AND CONTINUING AS FOLLOWS: THENCE WITH THE CENTER OF SAID EASEMENT SOUTH 64 DEGREES 48 MINUTES 48 SECONDS WEST, 241.91 FEET TO THE CENTER OF A PRIVATE ROAD, KNOWN AS BROWN LAKE ROAD; THENCE WITH THE CENTER OF SAID ROAD NORTH 5 DEGREES 35 MINUTES 42 SECONDS WEST, 169.27 FEET; THENCE NORTH 7 DEGREES 05 MINUTES 28 SECONDS WEST, 94.59 FEET; THENCE NORTH 0 DEGREES 16 MINUTES 26 SECONDS EAST, 57.42 FEET BEING THE NORTHEAST CORNER OF DALE MANDEL AND BEING THE SOUTHEAST CORNER OF A NEW 1.66 ACRES TRACT OF LAND; THENCE CONTINUING WITH THE CENTER OF SAID ROAD AND SAID EASEMENT NORTH 19 DEGREES 42 MINUTES 59 SECONDS EAST, 73.31 FEET; THENCE NORTH 41 DEGREES 21 MINUTES 40 SECONDS EAST, 66.12 FEET; THENCE NORTH 44 DEGREES 43 MINUTES 45 SECONDS EAST, 147.14 FEET; THENCE NORTH 38 DEGREES 07 MINUTES 49 SECONDS EAST 112.35 FEET TO A POINT IN SAID ROAD; THENCE LEAVING SAID ROAD WITH THE CENTER OF SAID EASEMENT NORTH 80 DEGREES 42 MINUTES 32 SECONDS WEST, 63.06 FEET; THENCE SOUTH 58 DEGREES 29 MINUTES 27 SECONDS WEST, 169.57 FEET TO A POINT IN THE CENTER OF THE NORTH FORK OF SYCAMORE CREEK, SAID POINT BEING SOUTH OF THE SOUTHEAST CORNER OF LARRY C. WILLIAMS AND THE MOST EAST NORTHEAST CORNER OF WILLIAM E. CARLTON, AS PER SURVEY OF JOHN D. SPROUSE. LICENSE NO. 957. DATED APRIL 27, 1988.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SHIRLEY C. REASONER BY DEED FROM WILLIAM E. CARLTON AND WIFE, BILLIE W. CARLTON, OF RECORD IN BOOK 7552, PAGE 580, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER RECORDED IN DEED BOOK 288, PAGE 693, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE. SHIRLEY C. REASONER HAVING SINCE BEEN MARRIED ON MAY 12, 2017, AND IS NOW KNOWN AS SHIRLEY JEAN CARLTON DISMANG.

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

unimproved ( )
This is improved (X) property, known as 0 Browns Lake Road & 531 Ivey Point Road, Goodlettsville, TN 37072
(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 my/our hand(s) this 20th day of December, 2018.

Shirley Jean Carlton Dismang
Shirley Jean Carlton Dismang

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shirley C. Reasoner n/k/a Shirley Jean Carlton Dismang, a married woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of December, 2018.

Notary Public

My Commission Expires:

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

Return to:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072