STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $125,000.00. Subscribed and sworn to before me, this 9TH day of January, 2019.

Mary Jean Werner
Affiant

Notary

My Commission Expires:
June 15, 2019

GREGG S. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 06-15-2019

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 190574 DEEDWARR
02/01/2019 08:32:09 AM 3 pgs
Fees: $18.00 Taxes: $462.50

20190201-0009599

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No.
Eric Kane Werner **6205 Marrowbone Lake Rd. Joelton, TN 37080**	ERIC KANE WERNER 1015 SHADOW LANE NASHVILLE, TN 37206	**028 00 0 159.00**

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Five Thousand and 00/100 ($125,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT A.WERNER, DAVID EUGENE WERNER and MARY JEAN WERNER, HUSBAND AND WIFE,** have this day bargained and sold, and do hereby transfer and convey their respective interests unto the said **ERIC KANE WERNER, A SINGLE MAN,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th Civil District of Davidson County, Tennessee, according to a survey dated January 19, 1990, by Galyon w. Northcutt, Registered Land Surveyor, #1529, containing 5.01 acres more or less, described as follows and bounded on the East by Marrowbone Lake Road and property belonging to Charles Binkley; on the south by property belonging to Charles Davis, on the west and east by remaining property of Scott A. Werner.

Beginning a a concrete monument on the west margin of Marrowbone Lake Road, said point being approximately 0.9 mile northwest of Grays Point Road and approximately 0.4 mile south of the the bridge crossing Marrowbone Creek; thence N 09°42' 55" E, with the west margin of Marrowbone Lake Road, 502.1 feet to a point; thence leaving the road N 80° 14' 05" W, 146.83 feet to an iron pin; thence S 36° 22' 45" W, through an iron pin at 552.56 feet to the center of a gravel road, and continuing for a total distance of 796.54 feet to an iron pin; thence S 77° 57' 28" E, 343.8 feet to an iron pin; thence N 45° 25' 00" E, 275.47 feet to a concrete monument, the point of beginning.

Being a portion of the same property conveyed to SCOTT A. WERNER AND WIFE, DAWN A. WERNER AND DAVID E. WERNER AND WIFE, MARY JEAN WERNER, by deed from CHARLES E. BINKLEY AND WIFE,

DOROTHY MAI BINKLEY, of record in Book 7433, page 433, dated December 23, 1987, said Register's Office. For further reference see deed of record in Book 8197, page 681 dividing separate tract and parcel numbers.

Included in the tract is a 50 foot right-of-way for ingress and egress to the remaining property of Scott Werner lying to the west of this tract, the centerline of which is described as follows: Beginning on a concrete monument on the west margin of Marrowbone Lake Road, being one in the same monument for the beginning point of the above described 5.01 acre tract; thence S 65° 42' 35" W, 52.53 feet to an iron pin; thence N 81° 54' 50" W, 111.73 feet to an iron pin; thence N 75° 23' 55" W, 131.31 feet to an iron pin; thence N 52° 16' 25" W, 129.15 feet to an iron pin in the west boundary line of the above 5.01 acre tract.

The said Dawn A. Werner having died intestate on August 9, 1999 leaving her interests in said property to her husband, Scott A. Werner.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his 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 Grantee, his 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 my hand this 9th day of January, 2019, the bargaining party, having caused my name to be signed hereto on said day and date.

Scott A. Werner by David E. Werner,
Attorney-in-Fact

David Eugene Werner

MARY JEAN WERNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID EUGENE WERNER and MARY JEAN WERNER, HUSBAND AND WIFE,** 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 9TH day of January, 2019.



NOTARY PUBLIC

My Commission Expires: June 15, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9TH day of January, 2019, before me personally appeared David E. Werner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Scott A. Werner and acknowledged that such person executed the same as the free act and deed of Scott A. Werner.

Witness my hand, at office, this 9th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: June 15, 2019

