STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $342,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of January, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 191625 DEEDWARR
02/05/2019 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,267.25
20190205-0010627

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Gloria D. Tate	Citizens Bank, N.A.	00900022100
(NAME)	(NAME)	
8196 Jackman Road	PO Box 202060	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Florence, SC. 29502-2060	

Warranty Deed

For and in Consideration of the sum of $342,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Shaun Hurley and Amanda Hurley, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Gloria D. Tate, a married woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

THE FOLLOWING PARAGRAPHS DESCRIBE A TRACT OF LAND AND AN EASEMENT IN THE 1ST COUNCILMAN IC DISTRICT OF DAVIDSON, TENNESSEE, SAID TRACT BEING A PORTION OF THAT PROPERTY WHICH WAS CONVEYED TO J.C. STERRY, ET UX, BY J.A. STERRY, IN A DEED OF RECORD WHICH IS RECORDED IN DEED BOOK 2242, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, (RODCT), AND A PORTION OF SAID TRACT BEING THAT PROPERTY WHICH WAS CONVEYED TO CHARLENE STERRY, BY JUDITH C. BRINLEY, IN A DEED OF RECORD WHICH IS RECORDED IN INSTRUMENT NO. 20060823-0103584, RODCT.

BEGINNING AT AN IRON PIN (NEW), IN THE NORTHERLY MARGIN OF JACKMAN ROAD, THE SOUTHEAST CORNER OF A TRACT OF LAND WHICH BELONGS TO PHILLIP DIER, HAVING A DEED REFERENCE IN INSTRUMENT NO. 20140116-0004614, RODCT, THE SOUTHWEST CORNER OF THIS TRACT, AND CONTINUING WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO PHILLIP DIER, AS FOLLOWS:
N 04 16'59" E, 90.84 FEET TO AN IRON PIN (OLD); THENCE, N 85 36'51" W, 10.15 FEET TO AN IRON PIN (OLD); THENCE, N 05 15'57" W, 301.26 FEET TO AN IRON PIN (OLD); THENCE, N 85 36'51" W, 117.20 FEET TO AN IRON PIN (NEW), IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO PHILLIP DIER; THENCE WITH A NEW LINE, N 02 41 '45" E, 82.11 FEET TO AN IRON PIN (NEW), IN THE SOUTHERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO THOMAS A. STERRY, HAVING A DEED REFERENCE IN DEED BOOK 10403, PAGE 897, RODCT; THENCE, S 85 30'57" E, 305.46 FEET TO AN IRON PIN (OLD), A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO THOMAS A. STERRY, AND A TRACT OF LAND WHICH BELONGS TO JAMES D. STERRY, HAVING A DEED REFERENCE IN DEED BOOK 7850, PAGE 549, RODCT;

THENCE WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO JAMES D. STERRY, AS FOLLOWS:
S 00 46'59" W, 379.14 FEET TO AN IRON PIN (OLD);
THENCE, S 04 16'55" W, 44.71 FEET TO AN IRON PIN (OLD), IN THE NORTHERLY MARGIN OF JACKMAN ROAD; THENCE, S 77 06'52" W, 155.95 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.00 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 FEBRUARY 27, 2015.

THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO A PORTION OF A 20' PRIVATE ROAD EASEMENT OF RECORD IN DEED BOOK 4990, PAGE 182, RODCT, AND A MAINTENANCE AGREEMENT WHICH IS RECORDED IN DEED BOOK 5987, PAGE 924, RODCT;

THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO A 50' INGRESS, EGRESS AND UTILITY EASEMENT, WHICH IS DESCRIBED, AS FOLLOWS:

BEGINNING AT AN IRON PIN (NEW), IN THE NORTHERLY MARGIN OF JACKMAN ROAD, THE SOUTHEAST CORNER OF A TRACT OF LAND WHICH BELONGS TO PHILLIP DIER, HAVING A DEED REFERENCE IN INSTRUMENT NO. 20140116-0004614, RODCT, THE SOUTHWEST CORNER OF THIS TRACT, AND CONTINUING WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO PHILLIP DIER, AS FOLLOWS:
N 04 16'59" E, 90.84 FEET TO AN IRON PIN (OLD); THENCE, N 85 36'51" W, 10.15 FEET TO AN IRON PIN (OLD); THENCE, N 05 15'57" W, 301.26 FEET TO AN IRON PIN (OLD); THENCE, N 85 36'51" W, 117.20 FEET TO AN IRON PIN (NEW), IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO PHILLIP DIER; THENCE WITH A NEW LINE, AS FOLLOWS:
N 02 41'45" E, 50.02 FEET; THENCE, S 85 36'51" E, 160.89 FEET; THENCE, S 05 15'57" E, 301.26 FEET;
THENCE, S 85 36'51" E, 17.85 FEET; THENCE, S 04 16'59" W, 125.31 FEET TO A POINT IN THE NORTHERLY MARGIN OF JACKMAN ROA THENCE, S 77 06'52" W, 52.33 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.65 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 FEBRUARY 27, 2015.

THE ABOVE DESCRIBED TRACT OF LAND AND EASEMENT MAY BE FOUND ON TAX MAP 9, PARCEL'S 2 AND 221, IN THE TAX ASSESSOR'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Shaun Hurley by deed from Cathy Mitchell, Wanda Boyte, James "Dennis" Sterry and Thomas A. Sterry of record in Instrument Number 20150406-0029435, said Register's Office.

The said Shawn Hurley having since married. Amanda Hurley joins in this conveyance to convey any marital interest she has in said property.

This property is __unimproved _X_improved property known as: 8196 Jackman Road, Joelton, TN 37080.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of January, 2019.

Shaun Hurley

Amanda Hurley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shaun Hurley and Amanda Hurley, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of January, 2019.

Notary Public – Steven Richardson
My Commission Expires: 10/14/2020

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

