Karen Johnson Davidson County
Batch# 213068 DEEDWARR
04/02/2019 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20190402-0029934

-STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 3/13/22
File No. G19-4709

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Spencer Philip Graham and Ehrica Graham (NAME)	Castle & Cooke Mortgage (NAME)	21-325
3780 Bear Hollow Road (STREET ADDRESS)	13751 S. Wadsworth Park Drive, Ste 101 (STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Draper, UT 84020 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Robert A. Maddelein and Amanda Maddelein, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Spencer Philip Graham and Ehrica Graham, husband and wife**, 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:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Bear Hollow Road, and with Lonnie Baxter's East line (DB 636, PG 65), North 2° 44' 57" East 1312.10 feet to a 36" Black Oak in Cora Shull Cooper's South line (DB 4482 PG 198). Thence, through Cooper's Southeast comer, thence with Lonnie Baxter's South line, South 87° 29' 40" East 869.8 feet to an iron pin (new) (DB 636 PG 65). This point is a common corner with William Presley (DB 7595 PG 481). Thence, with Presley's West line, a total of nine calls; South 3° 50' 04" East 291.70 feet, South 16° 55' 58" West 151.50 feet, South 47° 24' 26" West 147.00 feet, South 72° 16' 48" West 75.4 feet, South 44° 15' 50" West 87.6 feet, South 57° 24' 46" West 73.5 feet, South 43° 31' 36" West 76.0 feet, South 28° 53' 16" West 283.4 feet and South 13° 23' 58" West 143.0 feet to a point in the center of Bear Hollow Road. Thence, With the centerline, on an arc with a Delta of 40° 12' 02", a radius of 149.10 feet, a chord of 102.50 feet and a chord bearing of South 81° 57' 18" West. Thence continuing on the centerline, South 64° 54' 59" West 97.3 feet. Thence, on an arc with a Delta of 15° 48' 24", a radius of 811.90 feet, an arc of 224.0 feet, a chord of 223.30 feet and a chord bearing of South 59° 21' 35" West to the point of beginning, containing 18.11 acres more or less according to a survey by John Franklin RLS 1700, dated November 18, 1995.

Being the same property conveyed to Robert A. Maddelein, a single man by Deed dated September 29, 2015 from Matthew Miller and wife, Christabel Lorene Miller, recorded October 2, 2015, in Instrument Number 20151002-0100675, Register's Office of Davidson County, Tennessee.

Robert A. Maddelein is now married. Amanda Maddelein joins in this conveyance for the purpost of conveying any interest she may have in said property particularly marietal interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 6517, page 833, Register's Office for Davidson County, Tennessee.
2. Subject to easements and upkeep agreement of record in Book 6517, page 833, Register's Office for Davidson County, Tennessee.
3. Access and Utilities Easement Agreement by Instrument No. 20110707-0052071, Register's Office for Davidson County, Tennessee.
4. Utility Line easements in Instrument Nos. 20110708-0052363 and 20110708-0052364, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Amanda Maddelein is signed by her duly appointed Attorney-in-fact Robert A. Maddelein, pursuant to the Power of Attorney recorded in ~~Book~~ Instrument ~~, page~~ No. 20190402-0029417 said Register's Office.

This is improved property, known as 3780 Bear Hollow Road, Joelton, TN 37080.

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. 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/our hand(s) this 29th day of March, 2019.

Robert A. Maddelein

Amanda Maddelein by Robert A. Maddelein, her Attorney-In-Fact

Amanda Maddelein by Robert A. Maddelein, her Attorney-In-Fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of March, 2019, before me personally appeared Robert A. Maddelein to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 29th day of March, 2019.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

Amanda Maddelein

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Robert A. Maddelein, with whom I am personally acquainted, and who acknowledged that he executed the within for instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact ~~of the~~ maker or constituent of the maker, and is authorized by the maker or by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office, this 29th day of March, 2019.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Signature
My commission expires 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Madeleine Constantine, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Madeleine Constantine, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY