Box 36

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $225,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of April, 2019.

Notary Public
My commission expires: 3/3/2020

ANDREA FREEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2020

Karen Johnson Davidson County
Batch# 213653 DEEDWARR
04/03/2019 02:56:36 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20190403-0030471

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel Jack Eady	Daniel Jack Eady	187-00-0 204.00
0 Battle Rd	1873 Stonewater Dr.	
Nolensville, TN 37135	Hermitage, TN 37076	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, SARAH BAGGETTE, AN UNMARRIED WOMAN, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to DANIEL JACK EADY, UNMARRIED, hereinafter called the Grantee, his heirs, successors and/or assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being a 5.039, more or less, acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Paul H. Tune, as evidenced by deed of record at Instrument Number 20140804-0069687, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. #1660, dated December 9, 2016, as follows:

Starting at an iron pin (old) on the westerly margin of Battle Road (50 foot right-of-way), said point being a southeasterly corner of the David M. Cotham et ux property of record in Deed Book 6881 page 857, Register's Office Davidson County, Tennessee, and a northeasterly corner of the afore-said Tune Property;
Thence with said margin of Battle Road, and with a curve to the left having a radius of 275.00 feet through a central angle of 35 Degrees 24 Minutes 03 Seconds, an arc length of 169.91 feet, a chord bearing and distance of South 51 Degrees 42 Minutes 48 Seconds West, 167.22 feet to an iron pin set this survey, the Point of Beginning;
Thence continuing with said margin of Battle Road, and with a curve to the left having a radius of 275.00 feet through a central angle of 03 Degrees 29 Minutes 51 Seconds, an arc length of 16.79 feet, a chord bearing and distance of South 32 Degrees 15 Minutes 51 Seconds West, 16.78 feet to an iron pin (old);
Thence continuing, and with a curve to the left having a radius of 125.00 feet through a central angle of 27 Degrees 28 Minutes 01 Seconds, an arc length of 59.92 feet, a chord bearing and distance of South 16 Degrees 46 Minutes 55 Seconds West, 59.35 feet to an iron pin (old);
Thence continuing, and with a curve to the left having a radius of 925.00 feet through a central angle of 14 Degrees 19 Minutes 22 Seconds, an arc length of 231.23 feet, a chord bearing and distance of South 04 Degrees 06 Minutes 47 Seconds East, 230.63 feet to an iron pin (old);
Thence continuing South 11 Degrees 16 Degrees 28 Seconds East a distance of 37.19 feet to an iron pin set this survey, said point being the most southeasterly corner of the herein-described tract;
Thence leaving said margin of Battle Road, and with a new line, severing said Tune Property, the following four calls:
North 85 Degrees 51 Minutes 08 Seconds West a distance of 262.36 feet to an iron pin (new);
Thence North 36 Degrees 19 Minutes 59 Seconds West a distance of 118.75 feet to an iron pin (new);
Thence North 84 Degrees 44 Minutes 34 Seconds West a distance of 144.73 feet to an iron pin (new);
Thence South 04 Degrees 42 Minutes 20 Seconds West a distance of 36.00 feet to an iron pin set at the most northeasterly corner of Lot 1 on the plan of Revision One, Lot One, Tune Subdivision, of record at Instrument Number 20151210-0124466, Register's Office Davidson County, Tennessee;
Thence with the northerly line of said Lot 1, North 84 Degrees 44 Minutes 34 Seconds West a distance of 289.69 feet to an iron pin set in the easterly line of the Laura A. Flingo Property of record at Instrument Number 20130926-0101215, Register's Office Davidson County, Tennessee;
Thence with the easterly line of said Flingo Property, North 06 Degrees 02 Minutes 11 Seconds East, passing an existing iron pin at 171.23 feet, a total distance of 351.35 feet to an iron pin (new);
Thence leaving Flingo's easterly line, and with a new line, severing said Tune Property, South 71 Degrees 06 Minutes 18 Seconds East a distance of 430.20 feet to an iron pin (new);
Thence North 88 Degrees 26 Minutes 27 Seconds East a distance of 326.00 feet to the Point of Beginning, containing 219,512 Square Feet or 5.039 Acres, more or less.

Being the same property conveyed to Sarah Baggette by Deed from Paul H. Tune, dated 03/13/2017, of record in Instrument No. 20170329-0030802, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 0 Battle Rd, Nolensville, TN 37135.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and/or assigns, forever. Grantor covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered. unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his successors, 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 hand this the 2 day of April, 2019.

Sarah Baggette

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah Baggette, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of April, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022