Karen Johnson Davidson County
Batch# 214781 DEEDWARR
04/08/2019 09:11:59 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20190408-0031484

Athens Title & Escrow, LLC
5115 Maryland Way
Brentwood, TN 37027
(615) 815-1992

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

Subscribed and sworn to before me, this 5TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 6-23-23

(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Donald Ray Phillips and Sharon Lee McPeak, husband and wife	Same (NAME)	
2971 Greer Road (ADDRESS)	(ADDRESS)	011-00-0-223.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ben the Builder, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Donald Ray Phillips and Sharon Lee McPeak, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOCATED IN THE 10TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, ON THE SOUTHWEST SIDE OF GREER ROAD, AND BEING A PORTION OF THE PROPERTY OF RECORD IN DEED BOOK 6823, PAGE 245; DEED BOOK 4910, PAGE 554 AND DEED BOOK 4544, PAGE 136, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. SEE TAX MAP 11, PARCEL 92.00, TAX ASSESSOR'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE SOUTHWEST MARGIN OF GREER ROAD, SAME BEING THE NORTHERNMOST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF TRACT #3 OF THE THRASHER PROPERTY (5.01 ACRES AS PER SURVEY OF SAME DATE), ALSO BEING 418.67 FEET SOUTH OF THE SOUTHEAST CORNER OF LINDA LOU THOMPSON PUTMAN (IN 20090605-0052121 AND IN 20000718-0070657, RODCT) AS YOU MEASURE ALONG SAID MARGIN; THENCE WITH SAID MARGIN SOUTH 47 DEGREES 34 MINUTES 27 SECONDS EAST 49.75 FEET TO A POINT, SAME BEING POINT OF CURVATURE OF A CURVE PROCEEDING CLOCKWISE, HAVING A DEFLECTION ANGLE OF 10 DEGREES 36 MINUTES 29 SECONDS, A RADIUS OF 420.20 FEET, A TANGENT LENGTH OF 39.01 FEET, AND A CHORD OF SOUTH 42 DEGREES 16 MINUTES 12 SECONDS EAST 77.69 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 77.80 FEET TO AN IRON ROD AT A POST IN SAID MARGIN; THENCE LEAVING ROAD WITH LINE OF LARRY C. HUGHES (IN 20010810-0086362, RODCT) SOUTH 51 DEGREES 57 MINUTES 29 SECONDS WEST 998.63 FEET TO AN IRON ROD AT A POST; THENCE SOUTH 85 DEGREES 24 MINUTES 20 SECONDS EAST 281.38 FEET TO AN IRON ROD AT A LARGE HICKORY TREE; THENCE WITH LINE OF CHRISTOPHER DALE WOOD (IN 20020730-0091422, RODCT) SOUTH 86 DEGREES 40 MINUTES 20 SECONDS EAST 183.34 FEET TO AN IRON ROD; THENCE WITH LINE OF ROY H. LAY (IN 20160630-0066736, RODCT) SOUTH 30 DEGREES 15 MINUTES 04 SECONDS WEST 168.62 FEET TO A POINT (PASSING A WITNESS IRON ROD AT 149.95 FEET); THENCE WITH LINE OF DIANA S. FINLEY (IN 20161110-0119352, RODCT) SOUTH 30 DEGREES 15 MINUTES 32 SECONDS WEST 290.06 FEET TO AN IRON ROD AT A 24-INCH POPLAR TREE; THENCE WITH LINE OF SAID TRACT #3 NORTH 36 DEGREES 43 MINUTES 33 SECONDS WEST 568.38 FEET TO AN IRON ROD; THENCE NORTH 49 DEGREES 48 MINUTES 02 SECONDS EAST 1053.94 FEET TO THE POINT OF BEGINNING CONTAINING 5.18 ACRES MORE OR LESS BY SURVEY BY JIM CARMAN, REGISTERED LAND SURVEYOR, TENNESSEE NUMBER 2053, ADDRESS 150 MIDDLE FORK ROAD, HARTSVILLE, TENNESSEE, 37074, DATED NOVEMBER 20, 2017. Attached Exhibit "A"

BEING A PORTION THE SAME PROPERTY CONVEYED TO BEN THE BUILDER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM EMMA JUNE THRASHER, A WIDOW, OF RECORD IN INSTRUMENT NO. 20180105-0001656, DATED JANUARY 4, 2018, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING FURTHER CONVEYED TO MBS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM BEN THE BUILDER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20180202-0010749, DATED FEBRUARY 1, 2018, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING FURTHER

WARRANTY DEED
(Continued)

CONVEYED TO BEN THE BUILDER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM MBS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20180315-0024355, DATED MARCH 14, 2018, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 2971 Greer 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 5th day of April, 2019.

Ben the Builder, LLC, a Tennessee Limited Liability Company

BY: _____
Michael Benjamin Suggs, President

STATE OF TENNESSEE:
COUNTY OF ROBERTSON:

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Michael Benjamin Suggs, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of BEN THE BUILDER, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that as such President, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as President of said BEN THE BUILDER, LLC, a Tennessee Limited Liability Company.

Witness my hand and official seal, at office, on this the 5th day of April, 2019.

_____
Notary Public

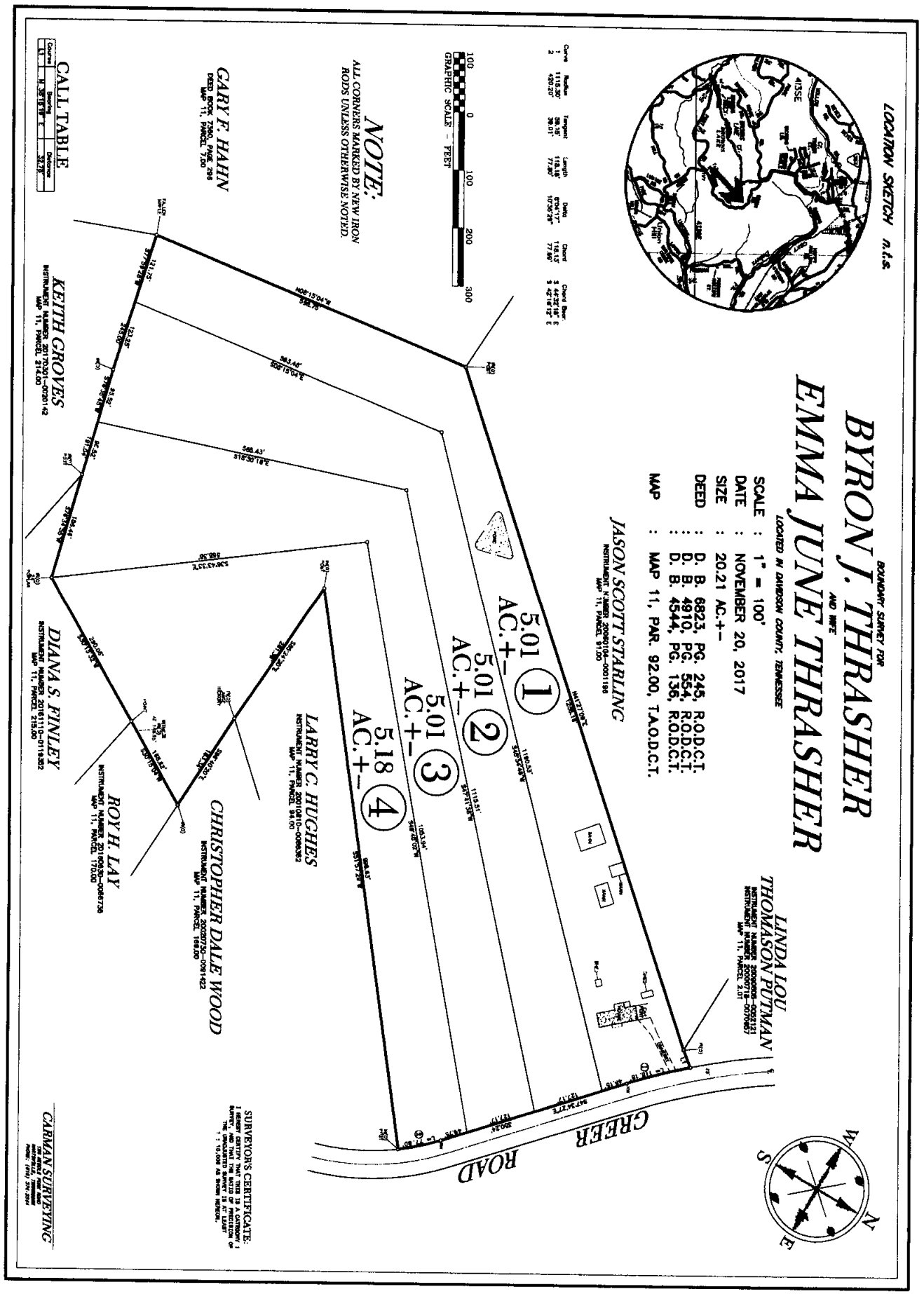
DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/9/2022

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

Athens Title & Escrow, LLC
5115 Maryland Way
Brentwood, TN 37027
(615) 815-1992

Exhibit "A"


LOCATION SKETCH n.t.s.
BOUNDARY SURVEY FOR
BYRON J. THRASHER
AND WIFE
EMMA JUNE THRASHER
LOCATED IN DAVIDSON COUNTY, TENNESSEE
SCALE : 1" = 100'
DATE : NOVEMBER 20, 2017
SIZE : 20.21 AC.+-
DEED : D. B. 6823, PG. 245, R.O.D.C.T.
: D. B. 4910, PG. 554, R.O.D.C.T.
: D. B. 4544, PG. 136, R.O.D.C.T.
MAP : MAP 11, PAR. 92.00, T.A.O.D.C.T.
NOTE:
ALL CORNERS MARKED BY NEW IRON RODS UNLESS OTHERWISE NOTED.
GRAPHIC SCALE - FEET
100 0 100 200 300
5.01 AC.+- 1
5.01 AC.+- 2
5.01 AC.+- 3
5.18 AC.+- 4
JASON SCOTT STARLING
INSTRUMENT NUMBER 20080104-0001196
MAP 11, PARCEL 91.00
LINDA LOU THOMASON PUTMAN
INSTRUMENT NUMBER 20090508-0053121
INSTRUMENT NUMBER 20070607-0070607
MAP 11, PARCEL 2.01
GARY F. HAHN
DEED BOOK 7390, PAGE 296
MAP 11, PARCEL 7.00
KEITH GROVES
INSTRUMENT NUMBER 20170301-0020142
MAP 11, PARCEL 214.00
DIANA S. FINLEY
INSTRUMENT NUMBER 20161110-0119352
MAP 11, PARCEL 215.00
ROY H. LAY
INSTRUMENT NUMBER 20110630-0066736
MAP 11, PARCEL 170.00
CHRISTOPHER DALE WOOD
INSTRUMENT NUMBER 20030730-0091422
MAP 11, PARCEL 169.00
LARRY C. HUGHES
INSTRUMENT NUMBER 20010810-0086382
MAP 11, PARCEL 94.00
GREER ROAD
CALL TABLE
SURVEYOR'S CERTIFICATE:
CARMAN SURVEYING