Karen Johnson Davidson County
Batch# 214828 DEEDWARR
04/08/2019 09:50:46 AM 3 pgs
Fees: $18.00 Taxes: $932.76
20190408-0031564

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

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
William E. Rion, et ux 113 W. Cedar Street Goodlettsville, Tennessee 37072	Same	025-04-0-011.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY L. CORDELL and LORI CORDELL, HUSBAND AND WIFE,** have this day bargained and sold, and do hereby transfer and convey unto the said **WILLIAM E. RION and TERESA C. RION, HUSBAND WIFE,** their successors, and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County Tennessee being described as follows, to wit:

TRACT NO. 1: Being Lot No. 5 on an unrecorded map of the John H. Martin property at Goodlettsville Tennessee, described according to a survey made June 3, 1949, by J. R. Scott, Surveyor, as follows:

BEGINNING at a point in the north margin of West Cedar Street, which point is 100 feet west of the west margin of an unnamed street and is the common corner of Lots 5 and 6; running thence North 5 deg. W 135 feet; thence S 85 1/2 deg. W 100 feet; thence South 5 deg. E 137 feet to a point in the north margin of West Cedar Street; thence N 84 1/2 deg. E 100 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED HEREFROM is that portion of the property conveyed to John H. Martin and wife Ella Nora Martin by deed from Alice W. Smith, a widow, of record in Book 5351, page 134, Register's Office for Davidson County, Tennessee described as follows, to wit: Being the west 25 feet of Lot No. 5 on an unrecorded map of the John H. Martin property at Goodlettsville Tennessee, and being more particularly described according to a survey by Viking Surveying, 503 Long Hollow Pike, Goodlettsville, Tennessee, John B. Bates, Surveyor, Tennessee No 418, dated September 24, 1976 as follows: BEGINNING at a iron bolt on the North margin of West Cedar Street, same being the SW Corner of Lot No. 5 on J R Scott survey dated 6/3/49; thence with the west line of Lot No. 5, N 5 deg. W 137.0 feet to an iron pin; thence N 85 deg 30 min E 25.0 feet to an iron pin; thence S 5 deg E (severing old Lot No. 5) 136.5 feet to an iron pin on the North margin of West Cedar Street; thence with the North margin of West Cedar Street, S 84 deg 30 min. W 25.00 feet to an iron pin, the point of beginning, containing 0.078 acres, more or less.

TRACT NO. 2: Being the west 30 feet of Lot No. 6 of the John H. Martin Property located in the 10th Civil District of Davidson County, Tennessee, on

the north side of West Cedar Street, and more particularly described as according to a survey by Viking Surveying, 503 Long Hollow Pike, Goodlettsville, Tennessee, John B. Bates, Surveyor, Tennessee No. 418, Septanber 24, 1976, as follows: BEGINNING at a iron pin on the North margin of West Cedar Street, same being the S. W. corner of Lot No. 6 on J. R. Scott Survey dated 6/3/49; thence with the west line of Lot No. 6, N 5 deg. W 135.00 feet to an iron pin; thence N 85 deg. 30 min. E 30.0 feet to an iron pin; thence S 5 deg. E 134.8 feet to an iron pin in the North margin of West Cedar Street; thence with the north margin of West Cedar Street S 84 deg. 30 min. W 30.0 feet to an iron pin, the point of beginning, containing 0.09 acres, more or less.

Being the same property conveyed to JEFFREY L. CORDELL and wife, LORI CORDELL, by deed from ODDIE SHOUPE, and wife, STELLA SHOUPE, of record in Book 7792, page 328, dated March 9, 1989, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $252,097.89.

Subscribed and sworn to before me,
this 7 of April, 2019.
My Commission Expires: 12/23/2020

Affiant

Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (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 Grantees, their (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 our hands this 7 day of April, 2019.

JEFFREY L. CORDELL

LORI CORDELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **JEFFREY L. CORDELL and LORI CORDELL,** 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 2 day of April, 2019.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY