WARRANTY DEED

Karen Johnson Davidson County
Batch# 226553 DEEDWARR
05/06/2019 03:17:38 PM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20190506-0042385

R-AVE-19-9609

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Todd W. Ernest	**New Owner**	
(NAME)	(NAME)	**PART OF 178-00-0-042.00**
4N636 Magnolia Ln.		
(ADDRESS)	(ADDRESS)	
Wayne, IL 60184		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RANDY G. HOWINGTON,, JR. AND SAMANTHA HOWINGTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TODD W. ERNEST, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being further described as follows:

Beginning at an iron rod (set) in the easterly margin of State Route Highway 96, said iron rod being the southwest corner of this hereon described tract of land, being the property conveyed to Randy G. Jr. and Samantha Howington as evidenced in DB-20170418-0037753 R.O.D.C., TN and also being South 66 deg 49'52" West 4.98 feet from an iron rod (found) being the northwest corner of the property conveyed to Chad Michael & Jeffri Lyn Wright property as evidenced in DB-20110623-0048245 R.O.D.C., TN; thence with the easterly R.O.W. margin of said Highway 96 with a curve to the right having a delta angle of 03 deg 42' 39", a radius of 2,216.83 feet, a tangent length of 71.81 feet, an arc length of 143.57 feet, a chord bearing of North 20 deg 41' 19" West, and a chord distance of 143.55 feet to an iron rod (found); thence, continuing with said margin North 08 deg 59' 53" West 194.92 feet to a Highway Monument (found); thence, continuing with said highway margin with a curve to the right having a delta angle of 01 deg 48' 14", a radius of 2,191.83 feet, a tangent length of 34.50 feet, an arc length of 69.00 feet a chord bearing of North 12 deg 53' 07" West, and a chord distance of 69.00 feet to an iron rod (set), said rod being the northwest corner of this hereon described and the southwest corner of Jessica Marie Mountain & Joshua James White property described as in DB-20171207-0124750 R.O.D.C., TN; thence, departing said highway margin and running with a common of Howington, Mountain-White properties North 77 deg 47' 31" East 1,103.98 feet to an iron rod (set), said rod being the new northeasterly corner of said Howington property; thence, cornering with said Mountain-White property and with the new easterly line of the Howington property South 20 deg 07' 45" East 198.15 feet to an iron rod (set) in the northerly line of the aforementioned Wright property; thence, with Wright's north line South 67 deg 12' 27" West and passing through an existing iron rod at 1,134.62 feet for a total distance of 1,139.60 feet to the Point-Of-Beginning containing 339,842 S.F., or 7.801 acres more or less

Being a part of the same property conveyed to Charles D. Frost and wife, Esther L. Frost by Warranty deed from Joe E. Clifton and wife, Wanda C. Clifton of record in Instrument No. 20060216-0018679 Register's Office for Davidson County, Tennessee, dated February 14, 2006 and recorded on February 16, 2006.

Being a part of the same property conveyed to Community Bank and Trust by Successor Trustee's deed from Joseph J. Jensen, Successor Trustee of record in Instrument No. 20161007-0106515 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 7, 2016.

Being a part of the same property conveyed to Randy G. Howington, Jr. and Samantha Howington, husband and wife by Warranty deed from Community Bank & Trust of record in Instrument No. 20170418-0037753 Register's Office for Davidson County, Tennessee, dated April 16, 2017 and recorded on April 18, 2017.

This conveyance is subject to:

- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Stormwater Detention Agreement of record in Instrument Number 20070430-0050707, in the Register's Office for Davidson County, Tennessee.
- Greenbelt Application of record in Book 10894, Page 967, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9606 Highway 96, Franklin, Tennessee 37064**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd DAY OF MAY, 2019.

Randy G. Howington,, Jr.

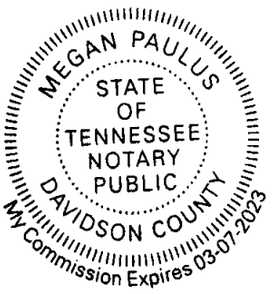
Samantha Howington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of May, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

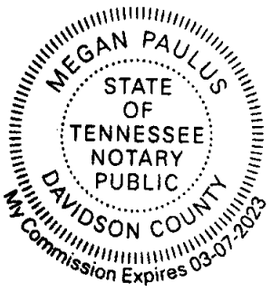


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of May, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212