WARRANTY DEED

Karen Johnson Davidson County
Batch# 236106 DEEDWARR
05/29/2019 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,663.63
20190529-0050910

W-BR-19-2352

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $719,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-30-2020
(AFFIX SEAL)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
November 30, 2020
COUNTY OF SUMNER

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)
Larry W. Downend, Jr. and Jacqueline Tubbs	New Owner	
(NAME)	(NAME)	
2352 Baker Road and 2340 Baker Road		**006-00-0-156.00** **006-00-0-035.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **TOM MELCHER AND SHERRY MELCHER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LARRY W. DOWNEND, JR. AND JACQUELINE TUBBS, HUSBAND AND WIFE,** 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:

Tract 1 (2352 Baker Rd):
A certain tracts or parcels of land located in Davidson County, Tennessee, to wit:

Beginning at a pin in the westerly right-of-way of Baker Road, being the northeast corner of a tract owned by William R. Covington, as of record in Deed Book 7186, Page 916, R.O.D.C., TN, and being the southeast corner of this tract, thence with the North line of Covington, S 67-34-04 W, 1153.71' to an iron pin, thence; S 16-44-28 E, 242.99' to an iron pin, thence; S 74-36-13 W, 856,51' to an iron pin, thence; S 14-52-46 W, 470.51' to an iron pin, thence; with a new line, N 31-38-58 W, 532,85' to an iron pin, thence; N 58-21-02 E, 1950.05' to an iron pin, thence; N 67-32-45 E, 485.00' to an iron pin in the right-of-way of Baker Road, thence; with said right-of-way Baker Road, S 200-25-47 E, 100.06' to an iron pin, thence; S 67-32-45 W, 481.46' to an iron pin, thence; S 22-12 58 E, 219.23' to an iron pin, thence; with said right-of-way, S 20-25-47 E, 8.00' to the point of beginning containing 15.12 acres more or less as per survey by C&K Surveyors, R.L.S. # 2395, dated December 16, 2007.

Tract 2 (2340 Baker Rd):
Being a tract of land lying in Davidson County, Tennessee and being bounded on the south and west by Baker Road; on the north by Robert D. Stewart; on the east by CSX Transportation, and more particularly described as follows:
Beginning at a point, the intersection of the west right-of-way line of CSX Transportation, and the east right-of-way line of Baker Road, said point being located northerly 1550 feet from the intersection of Baker Road and Baker Station Road;
Thence, with the east right-of-way line of Baker Road, the following bearings and distances;
Thence, north 20 degrees 39 minutes 38 seconds west, 171.64 feet to a point; thence, on a curve to the right, the radius of which is 5269.21 feet, the central angle of which is 03 degrees 47 minutes (4 seconds, the chord of which is north 15 degrees 31 minutes 30 seconds west, 347.96 feet along the curve distance of 348.03 feet to a point, a corner common with Robert D. Stewart in the east right-of-way line of Baker Road;
Thence leaving Baker Road and with the Robert D. Stewart. North 76 degrees 22 minutes 02 seconds east, 50.00 feet to a point, a corner commons with Robert D. Stewart in the west right-of-way line of CSX Transportation;
Thence, with the west line of CSX Transportation, south 11 degrees 41 minutes 50 seconds east, 518.42 feet to the point of beginning.

Tract 1:
Being the same property conveyed to Tom Melcher and Sherry Melcher, husband and wife by Warranty Deed from Arnold D. Lanius and wife, Pallie A. Lanius of record in Instrument No. 20080925-0097492 Register's Office for Davidson County, Tennessee, dated September 23, 2008 and recorded on September 25, 2008.

Tract 2:
Being the same property conveyed to Tom Melcher and Sherry Melcher, husband and wife, with right of survivorship by Quitclaim Deed from Arnold D. Lanius and wife, Pallie A. Lanius of record in Instrument No. 20081204-0117587 Register's Office for Davidson County, Tennessee, dated October 28, 2008 and recorded on December 4, 2008.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Subject to a TVA Transmission Line, and all matters shown on a survey made by Bruce Rainey and Associates dated April 20, 1999, Job No. 980272.
- Subject to right of ingress and egress and the water line easement as contained in Deed of record in Book 7109, Page 314, in the Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessment of record in Instrument Number 200004130037192, in the Register's Office for Davidson County, Tennessee.
- Easement Deed of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2352 Baker Road and 2340 Baker Road, Goodlettsville, Tennessee 37072**.

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 24th DAY OF MAY, 2019.

Tom Melcher by John Gleaves,
Attorney in Fact

Sherry Melcher by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TOM MELCHER AND SHERRY MELCHER, and who acknowledged he/she/they executed the same as the free act and deed of the said TOM MELCHER AND SHERRY MELCHER.

Witness my hand and official seal, this the 24th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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

True Copy Certification

I, KRISTEN TRAINI, 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 herewith 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

