STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 246850 DEEDWARR
06/21/2019 09:57:59 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50

20190621-0060047

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2019.

Notary Public
MY COMMISSION EXPIRES: 11-23-20
File No. G19-5488

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sarah Teh and Kevin Teh	New Owner	25-15-0-41.00
(NAME)	(NAME)	25-15-0-42.00
115 Milwell Dr.		
(STREET ADDRESS)	(STREET 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Cleo R. Anderson and Lois Diane Anderson, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Teh and Kevin Teh, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Tract #1 (Previously shown as Tract #2*)
Land located in Davidson County, Tennessee:

Beginning at a point at the Northwesterly corner of Lot No. 23 Section One, Part One Solitude Acres as of record in Book 3700, Page 48, R.O.D.C., Tennessee on the Easterly right-of-way line of Milwell Drive where it now ends; thence,

1. With a line severing the property of which this is a part and with the common line of Tracts 1 and 2 and with a curve to the left (radius 2075 feet) Northeasterly a distance of 33.93 feet and having a chord bearing and distance of N13 degrees 18' 25.5" E, 33.93 feet; thence,
2. With a curve to the left (radius 376.30 feet) Northeasterly a distance of 136.86 feet and having a chord bearing and distance of N2 degrees 25' 09.5"E, 136.108 feet; thence,
3. With a curve to the right (radius 636.57 feet) Northwesterly a distance of 35.69 feet and having a chord bearing and distance of N6 degrees, 20' 35" W, 35.687 feet to a common corner of Tracts 2 and 3; thence,
4. With the common line of Tracts 2 and 3 with a curve to the left (radius 25.0 feet) Southeasterly a distance of 39.51 feet and having a chord bearing and distance of S50 degrees 13' 37" E, 35.523 feet; thence,
5. With a curve to the right (radius 284.03 feet) Southeasterly a distance of 73.69 feet to a point and having a chord bearing and distance of S88 degrees, 04' 04" E, 73.482 feet; thence,

6. With a curve to the left (radius 50.00 feet) Northeasterly a distance of 46.18 feet and having a chord bearing and distance of N72 degrees, 54' 14" E, 44.558 feet; thence,
7. With a curve to the right (radius 50.00 feet) Southeasterly a distance of 90.02 feat and having a chord bearing and distance of S81 degrees 58' 35" E, 78.348 feet; thence,
8. N59 degrees, 36' 14" E, 216.95 feet to a point in the Westerly line of Lot No. 5 on plans of Section One, Part One Solitude Acres as of record in Book 3700, Page 48, R.O.D.C., Tennessee; thence,
9. With the Westerly line of Solitude Acres S8 degrees 46' 25" W, 321.87 feet to a common corner of Lots 2 and 24 on the plan of Solitude Acres; thence,
10. With the North line of Lot 24 Solitude Acres S82 degrees 37' 25" W, 166.15 feet to the common corner of Lots 23 and 24; thence,
11. With the North line of Lot 23 Solitude Acres N76 degrees 10' 33" W, 210.09 feet to the point of beginning and containing 89,875 square feet or 2.063 acres.

Tract #2 (Previously where as Tract #3*)
Land located in Davidson County, Tennessee:

Beginning at a point at the Northwest corner of Lot No. 5 on the Plan of Section One, Part One Solitude Acres as of record in Book 3700, Page 48, R.O.D.C., Tennessee and also being the Southeast corner of Joe G. Hackney as of record in Book 4453, Page 42. R.O.D.C., Tennessee; thence,
1. With the Westerly line of Lot No. 5, S 8 degrees 46' 25" W, 33.0 feet to the common corner of Tracts 2 and 3; thence,
2. With the common line of Tracts 2 and 3, S 59 degrees 36' 14" W, 216.95 feet; thence,
3. With a curve to the left (radius 50.00 feet) Northwesterly a distance of 90.02 feet and having a chord bearing and distance of N 81 degrees 58' 35" W, 78.348 feet; thence,
4. With a curve to the right (radius of 50.00 feet) Southwesterly a distance of 46.18 feet and having a chord bearing and distance of S 72 degrees 54' 14" W, 44.558 feet; thence,
5. With a curve to the left (radius 284.03 feet) Northwesterly a distance of 73.69 feet and having a chord bearing and distance of N 88 degrees 04' 04" W, 73.482 feet; thence,
6. With a curve to the right (radius of 25.00 feet) Northwesterly a distance of 39.51 feet, and having a chord bearing and distance of N 50 degrees 13' 37" W, 35.523 feet; thence,
7. With a curve to the right (radius of 636.57 feet) Northwesterly a distance of 49.49 feet to a point and having a chord bearing and distance of N 2 degrees 43' 37.5" W, 49.474 feet; thence,
8. N 00 degrees 30' 00" W, 114.54 feet to the South line of E. J. Miller as of record in Book 2591, Page 31, R.O.D.C., Tennessee; thence,
9. With the South line of Miller S 86 degrees 07' 25" E, 298.83 feet to the common Southerly corner of Miller and Hackney; thence,
10. With the South line of Hackney S 78 degrees 20' 19" E, 120.77 feet to the point of beginning and containing 58.220 square feet or 1.337 acres.

Running with the above-described Tract No. 3 is a 50-foot wide ingress-egress easement across Tract No. 1, being more particularly described in Deed Book 7346, page 570, said Register's Office.

Being the same property conveyed to Cleo R. Anderson and wife, Lois Diane Anderson by Warranty Deed from Theresa Ann Jester, recorded on the 11th day of November, 1998 in Deed Book 11199, Page 571, in the Register's Office of Davidson County, Tennessee.

Tract #3

Being a tract of land in the City of Goodlettsville Old 10th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point (originally a concrete monument) at the northeast corner of Lot No. 26 of Section One, Part One, Solitude Acres, as of record in Book 3700, Page 48, Register's Office for Davidson County, Tennessee, said point being on the westerly right-of-way line of Milwell Drive; thence with the north line of Lot No. 26 North 77 degrees 07 minutes 00 seconds West 195.44 feet to the northwest corner of Lot 26 and a corner of Doyle R. Hasty as of record in Book 2154, Page 187, said Register's Office; thence with the easterly line of hasty North 1 degree 59 minutes 07 seconds West 295.86 feet to a point, southwest corner of E.J. Miller; thence with the south line of Miller South 86 degrees 07 minutes 25 seconds East 248.67 feet to a point, common corner of Tract 1 & 3; thence with a line severing the property of which thin in a part and with the common line of Tracts 1 & 3 South 00 degrees 30 minutes 00 seconds East 114.54 feet to the point of a curve; thence with said curve to the left (radius 636.57 feet) southeasterly a distance of 83.33 feet and having a chord bearing and distance of South 4 degrees 15 minutes 00 seconds East 83.267 feet; thence with a curve to the right (radius 376.30 feet) northwesterly a distance of 136.86 feet and having a chord bearing and distance of South 2 degrees 25 minutes 09.5 seconds West 136.108 feet; thence with a curve to the right (radius 2075.0 feet) southwesterly a distance of 33.93 feet and having a chord bearing and distance of South 13 degrees 18 minutes 25.5 seconds West 33.93 feet to the Northwesterly corner of Lot No. 23 on the above-noted plan of Solitude Acres; thence North 76 degrees 10 minutes 33 seconds West 25.0 feet to the centerline of Milwell Drive; thence with the centerline of Milwell Drive with a curve to the left (radius 2050 feet) northeasterly a distance of 33.39 feet and having a chord bearing and distance of North 13 degrees 28 minutes 58 seconds East 33.39 feet; thence North 77 degrees 07 minutes 00 seconds West 25.00 feet to the point of beginning.

Being the same property conveyed to Cleo R. Anderson and Lois D. Anderson, husband and wife, by deed from Paul G. Gilliam and Charlene D. Gillilam, husband and wife, dated November 29, 1999 and recorded December 3, 1999 in Book 11767, page 634, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
2. City of Goodlettsville taxes for the year 2019 and thereafter, for tax parcel identification number 25-15-0-41.00, not yet due and payable.
3. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, PART ONE SOLITUDE ACRES, as recorded in Plat Book 3700, Page(s) 48.
5. Easement for Driveway, recorded in Book 7656, Page 7.
6. NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 115 Milwell Drive, Goodlettsville, TN 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 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. 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 my/our hand(s) this 12th day of June, 2019.

Cleo R. Anderson

Lois Diane Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of June, 2019, before me personally appeared Cleo R Anderson and Lois Diane Anderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and official seal this 12th day of June, 2019.

TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066