Karen Johnson Davidson County
Batch# 252934 DEEDWARR
07/05/2019 08:51:52 AM 3 pgs
Fees: $18.00 Taxes: $712.25

20190705-0065507

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Brittany McC
Affiant

Subscribed and sworn to before me this 1ST DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Brittany McCuin and Logan Judkins married to each other	Brittany McCuin and Logan Judkins (NAME)	015000
536 Preakneess Circle (ADDRESS)	536 Preakness Circle (ADDRESS)	219.00
Pleasant View, TN 37146 (CITY) (STATE) (ZIP)	Pleasant View, TN 37146 (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 William Edward Flatt, Jr. and wife, Connie Lynn Flatt, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brittany McCuin and Logan Judkins married to each other, 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:

LAND IN THE 3RD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY AND BEING DESCRIBED AS FOLL(

BEGINNING AT A POINT IN THE LINE OF THE GEORGE A STUMM PROPERTY (INST. NO. 20180326-0028028 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND ALSO IN THE LINE OF TRACT A (6.64 ACRES) WHICH WAS PART OF THIS ORIGINAL TRACT; THENCE, WITH A NEW LINE S 09 DEG. 49' 19" E 366.60' TO AN IRON PIN SET; THENCE, WITH THE LINE OF WILLIAM EDWARD FLATT, JR. PROPERTY (INST. # 20070711-0082568, SAID REGISTER'S OFFICE) S 80 DEG. 10' 41" W 176.32' TO AN EXISTING IRON PIN; THENCE, S 11 DEG. 00' 06" E 1,900.90' TO A POINT, A COMMON LINE WITH THE THOMAS PIPER (BOOK 7236, PAGE 783A, SAID REGISTER'S OFFICE); THENCE , WITH PIPER N 80 DEG. 33' 19" W 358.72' TO THE COMMON CORNER WITH PIPER AND LAVERN & JIMMY FOSTER (BOOK 8676, PAGE 837, SAID REGISTER'S OFFICE); THENCE, N 15 DEG. 35' 52" W 2,085.00' TO A POINT IN THE LINE OF THE SAID STUMM PROPERTY; THENCE N 73 DEG. 13' 26" E 535.55' TO AN EXISTING IRON PIN; THENCE, CONTINUING WITH THE LINE OF THE SAID GEORGE A STUMM N 76 DEG. 39' 30" E 154.31' TO THE POINT OF BEGINNING, CONTAINING 22.29 ACRES MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLIAM EDWARD FLATT, JR. AND WIFE, CONNIE LYNN FLATT BY WARRANTY DEED FROM NORMA JEAN DRAPER, UNMARRIED OF RECORD IN INSTRUMENT NO. 20070711-0082569 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CONVEYED WITH THIS PROPERTY IS THE BENEFIT AND BURDEN OF AN EASEMENT SERVING THIS AND OTHER PARCELS AND MORE PARTICULARLY DESCRIBED ON THE ATTACHE PAGE LABELED "50' INGRESS/EGRESS & UTILITY EASEMENT"

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 22.29 Acres Union Hill 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

WARRANTY DEED
(Continued)

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 1st day of July, 2019.

William Edward Flatt, Jr.

Connie Lynn Flatt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Edward Flatt, Jr. and wife, Connie Lynn Flatt, the herein bargainor(s), 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 1st day of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

50' INGRESS / EGRESS & UTILITY ACCESS EASEMENT

BEGINNING at a point in the southerly margin of Union Hill Road, said point being N43°26'31"E, 394.79' from the northeast corner of the property conveyed to Danita N. & Mark C. Antonutti, by deed of record in Instrument # 200611080139184 in the Register's Office of Davidson County, Tennessee;

THENCE, with the southerly margin of Union Hill Road, N43°26'31"E, 57.73' to a point;

THENCE, leaving the southerly margin of Union Hill Road, S16°34'10"E, 294.00' to a point;

THENCE, S26°26'13"E, 59.48' to a point;

THENCE, S42°29'47"W, 11.89' to a point;

THENCE, S16°28'52"E, 594.64' to a point;

THENCE, S31°38'59"W, 151.59' to a point;

THENCE, S64°45'02"W, 259.34' to a point;

THENCE, S38°26'39"W, 35.04' to a point;

THENCE, S10°38'57"E, 175.77' to a point;

THENCE, S57°24'32"E, 190.81' to a point in the northerly property line of the property conveyed to Joseph L. Boykin, Jr. by deed of record in Book 8689, Page 757 R.O.D.C., TN.

THENCE, with the northerly line of Boykin, S75°49'52'W, 68.64' to a point;

THENCE, N57°24'32"W, 165.41' to a point;

THENCE, N10°38'57"W, 220.23' to a point;

THENCE, N38°26'39"E, 69.56' to a point;

THENCE, N31°40'45"E, 199.48' to a point;

THENCE, N64°45'02"E, 256.16' to a point;

THENCE, N 31°35'59"E, 114.40' to a point;

THENCE, N16°30'47"W, 902.09' to the point of beginning. Containing 87,818.89 square feet or 2.02 acres more or less.