Karen Johnson Davidson County
Batch# 252940 DEEDWARR
07/05/2019 08:59:13 AM 3 pgs
Fees: $18.00 Taxes: $712.25

20190705-0065529

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
Chase Judkins and wife, Mallory Judkins	SAME AS NEW OWNER (NAME)	015000
769 McCurdy Road (ADDRESS)	(ADDRESS)	217.00
White House, TN 37188 (CITY) (STATE) (ZIP)	(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 Chase Judkins and wife, Mallory Judkins, 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 AN IRON PIN LOCATED, S74°24'17"E, 587.06' FROM THE SOUTHWEST 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 AND ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO NORMA JEAN DRAPER, BY DEED OF RECORD IN BOOK 8676, PAGE 835 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND THE NORTHWEST CORNER OF THIS TRACT; THENCE, N75°49'52"'E, 455.28' TO AN IRON PIN IN A COMMON LINE OF THE PROPERTY CONVEYED TO HOLLIS EVERETT BINKLEY, ET UX, BY DEED OF RECORD IN BOOK 8676, PAGE 839 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PIN BEING THE NORTHEAST CORNER OF THIS TRACT; THENCE, S 15°41' 11 "E, 2000.87' TO AN IRON PIN AT THE SOUTHWEST CORNER OF BINKLEY AND A COMMON CORNER WITH THE PROPERTY CONVEYED TO DAVID & SHEILA TILLER, BY DEED OF RECORD IN INSTRUMENT #200604170043445 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE, S03°43'00"W, 60.00' TO AN IRON PIN IN A COMMON LINE WITH THE PROPERTY CONVEYED TO THOMAS E. PIPER, BY DEED OF RECORD IN BOOK 7236, PAGE 783A IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PIN BEING THE SOUTHEAST CORNER OF THIS TRACT; THENCE, N84°57'23" W, 475.39' TO AN IRON PIN AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO NORMA JEAN DRAPER, BY DEED OF RECORD IN BOOK 8694, PAGE 532 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND THE SOUTHWEST CORNER OF THIS TRACT; THENCE, N 15°24'08" E, 1901.27' TO THE POINT OF BEGINNING, CONTAINING 911,711.75 SQUARE FEET OR 20.93 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM EDWARD FLATT, JR. AND WIFE, CONNIE LYNN FLATT BY WARRANTY DEED DATED 7/5/2007 FROM JOSEPH L. BOYKIN, JR. AND WIFE, CHARLENE JOY BOYKIN OF RECORD IN INSTRUMENT NO. 20070711-0082568 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.

WARRANTY DEED
(Continued)

unimproved ( )
This is improved (X) property, known as 2701 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 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.