Karen Johnson Davidson County
Batch# 258626 DEEDWARR
07/18/2019 12:31:28 PM 3 pgs
Fees: $18.00 Taxes: $144.30
20190718-0070501

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,000.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF JULY 2019.

Notary Public

MY COMMISSION EXPIRES: 7/9/2021

STATE OF TENNESSEE NOTARY PUBLIC AFFIX SEAL 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
Brian Cole and Lisa D. Greer	New Owner C/o Donna Shell (NAME)	
1025 Hitt Lane (ADDRESS)	917 Conference Dr. (ADDRESS)	02500020700
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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 Brandon Walker and Lisa North, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brian Cole and Lisa D. Greer, 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:

CERTAIN REAL PROPERTY SITUATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS TRACT 2 ON THE SURVEY OF THE MALONE PROPERTY DATED MARCH 15, 1999, BY BURNS CONSULTING, TENNESSEE LICENSE NO. 1053, AND DESCRIBED AS FOLLOWS TO-WIT:
BEGINNING AT A NEW IRON PIN, BEING NORTH 41 DEG. 34' 55" WEST, 122.36 FEET FROM THE MOST NORTH-NORTHEAST CORNER OF THE DEBRA L. CLOUD PROPERTY AS SHOWN IN DEED BOOK 9359, PAGE 533, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE WESTERN MARGIN OF HITT LANE, THE MOST NORTH-NORTHEAST CORNER OF TRACT 1, THE MOST EAST-NORTHEAST CORNER OF THIS TRACT, THENCE ALONG THE LINE WITH TRACT 1, SOUTH 77 DEG. 27' 50' WEST, 187.84 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 1, SOUTH 79 DEG. 03' 50" WEST, 91.20 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 1, SOUTH 54 DEG. 05' 44" WEST, 22.63 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 1, SOUTH 27 DEG. 49' 58" WEST, 162.09 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 1, SOUTH 31 DEG. 28' 11" WEST, 288.45 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 1, SOUTH 58 DEG. 29' 45" WEST, 43.20 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 1, SOUTH 02 DEG. 37' 25" EAST, 468.69 FEET TO A NEW IRON PIN; THENCE ALONG A NEW LINE, SOUTH 87 DEG. 22' 35" WEST, 435.08 FEET TO A NEW IRON PIN, THE MOST SOUTH-SOUTHEAST CORNER OF TRACT 3; THENCE ALONG THE LINE WITH TRACT 3, NORTH 02 DEG. 37' 25" WEST, 308.61 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, NORTH 63 DEG. 56' 20" EAST, 210.50 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, NORTH 58 DEG. 29' 45" EAST, 279.92 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, NORTH 31 DEG. 28' 11" EAST 274.85 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, NORTH 27 DEG. 49' 58" EAST, 172.17 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, NORTH 54 DEG. 05' 44" EAST, 45.28 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, NORTH 79 DEG. 02' 37" EAST, 101.65 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, NORTH 77 DEG. 27' 50" EAST, 173.18 FEET TO A NEW IRON PIN, IN THE WESTERN MARGIN OF HITT LANE; THENCE ALONG THE WESTERN MARGIN OF HITT LANE, SOUTH 27 DEG. 17' 54" EAST, 48.88 FEET TO A POINT; THENCE CONTINUING ALONG THE WESTERN MARGIN OF HITT LANE, SOUTH 41 DEG. 34' 55" EAST, 3.13 FEET TO THE BEGINNING, CONTAINING 5.002 ACRES, MORE OR LESS.
THE ABOVE DESCRIBED PROPERTY IS CONVEYED WITH THE FOLLOWING 30' WIDE PERPETUAL UTILITY AND INGRESS/EGRESS EASEMENT THROUGH TRACTS 5, 4 AND 3, BEING DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT, BEING SOUTH 14 DEG. 14' 50" EAST, 6.89 FEET FROM THE MOST EAST-SOUTHEAST CORNER OF THE JAMES WARNER PROPERTY AS SHOWN IN DEED BOOK 10727, PAGE 703, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE WESTERN MARGIN OF HITT LANE, THE MOST NORTH-NORTHEAST CORNER OF THIS EASEMENT, THENCE ALONG THE WESTERN MARGIN OF HITT LANE, SOUTH 14 DEG. 14' 50" EAST, 30.04 FEET TO A POINT; THENCE ALONG A NEW LINE, SOUTH 78 DEG. 36' 30" WEST, 191.44 FEET TO A POINT; THENCE CONTINUING

WARRANTY DEED
(Continued)

ALONG A NEW LINE, SOUTH 69 DEG. 45' 22" WEST, 132.23 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, SOUTH 50 DEG. 13' 31" WEST, 72.00 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, SOUTH 23 DEG. 57' 26" WEST, 213.51 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, SOUTH 31 DEG. 02' 53" WEST, 163.41 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, SOUTH 03 DEG. 07' 27" EAST, 45.37 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, SOUTH 21 DEG. 02' 48" EAST, 86.45 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, SOUTH 58 DEG. 29' 45" WEST, 30.51 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, NORTH 21 DEG. 02' 48" WEST, 9671 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, NORTH 03 DEG. 07' 27" WEST, 59.32 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, NORTH 31 DEG. 02' 53" EAST,
170.77 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, NORTH 23 DEG. 57' 26" EAST, 111.36 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, NORTH 27 DEG. 45' 27" EAST, 124.24 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, NORTH 50 DEG. 13' 31" EAST, 65.56 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, NORTH 69 DEG. 45' 22" EAST, 139.72 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, NORTH 78 DEG. 36' 30" EAST, 192.27 FEET TO THE BEGINNING, CONTAINING 0.632 ACRES, MORE OR LESS, AS SURVEYED BY BURNS CONSULTING UNDER TENNESSEE LICENSE NO. 1053, DATED 03/15/99.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING 30' WIDE PERPETUAL UTILITY AND INGRESS/EGRESS EASEMENT FOR TRACT 1, BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT, BEING NORTH 60 DEG. 59' 19" EAST 459.07 FEET FROM THE NORTHWEST CORNER THIS TRACT 2, THE NORTHEAST CORNER OF THIS EASEMENT, THENCE ALONG A NEW LINE, SOUTH 21 DEG. 02' 48" EAST, 75.44 FEET TO A POINT; THENCE ALONG THE LINE WITH TRACT 1, SOUTH 02 DEG. 37' 25" EAST, 94.93 FEET TO A POINT; THENCE ALONG A NEW LINE, NORTH 21 DEG. 02' 48" WEST, 159.96 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, NORTH 58 DEG. 29' 45" EAST, 30.51 FEET TO THE BEGINNING, CONTAINING 0.081 ACRES, MORE OR LESS, AS SURVEYED BY BURNS CONSULTING UNDER TENNESSEE LICENSE NO. 1053, DATED 03/15/99.

THE FOREGOING DESCRIPTION WAS PREPARED FROM AS SURVEY DATED MARCH 15, 1999, BY WILLIAM M. BURNS, REGISTERED LAND SURVEYOR, NO. 1053.

BEING THE SAME PROPERTY CONVEYED TO BRANDON WALKER AND LISA NORTH, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM ALISA C. BOONE, AN UNMARRIED WOMAN, DATED SEPTEMBER 6, 2016, OF RECORD IN DOCUMENT NO. 20160908-0094404, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 (X)
This is improved ( ) property, known as 1025 Hitt Lane, 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 17th day of July, 2019.

Brandon Walker

Lisa North

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

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon Walker and Lisa North, 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.

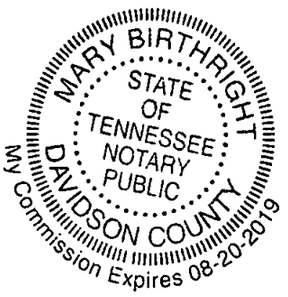
WARRANTY DEED
(Continued)

Witness my hand and official seal, this the 17th day of July, 2019.

Notary Public

My Commission Expires:

(SEAL)



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