BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 259716 DEEDWARR
07/22/2019 08:13:24 AM 4 pgs
Fees: $23.00 Taxes: $74.00

20190722-0071223

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000

Ben A. Flatt Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben A. Flatt, Sr.	New Owner	Formerly
(NAME)	(NAME)	P/O 146-12-0-168.00
472 Hogan Rd.		
(ADDRESS)	(ADDRESS)	NOW part of (Hogan prop.)
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **KENNETH L. THOMAS AND BRENDA D. THOMAS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEN A. FLATT, SR. AND LAURA E. FLATT, HUSBAND AND WIFE,** 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:

SEE ATTACHED EXHIBIT "A"

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as Part of 381 Barrywood Dr., Nashville, TN 37211
(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 hand this 19 day of July, 2019

Kenneth L Thomas

KENNETH L. THOMAS

Brenda D Thomas

BRENDA D. THOMAS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth L. Thomas and Brenda D. Thomas, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of July, 2019.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Commission expires:

Notary Public

LEGAL DESCRIPTION – EXHIBIT A

The property lying on the South side of the channel as shown on the Minor Plat of Hogan and Barrywood of record in Book 20190619-0059168 Register's Office for Davidson County, Tennessee with this parcel now being encompassed as part of what is now known as Lot 1 on the Minor Plat of Hogan and Barrywood as referenced above.

The above described property being a part of what was formerly known as Lot 76, Resubdivision of part of Crievewood as shown on plat of record in Plat Book 2330, Page 90, said Register's Office and being part of the same property conveyed by Warranty Deed from John Thomas Tyner, unmarried, to Kenneth L. Thomas and Brenda D. Thomas, husband and wife as recorded in Instrument No. 20190116-0004550, said Register's Office.

The remaining parcel now owned by Grantor herein is known as Lot 2 on the Minor Plat of Hogan and Barrywood of record as referenced above.

Utility Note

Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.

CAUTION:

Utility lines as shown hereon are based on utility markings found at the time of survey by others.

CALL BEFORE YOU DIG

TENNESSEE ONE CALL

IN TENNESSEE CALL 811

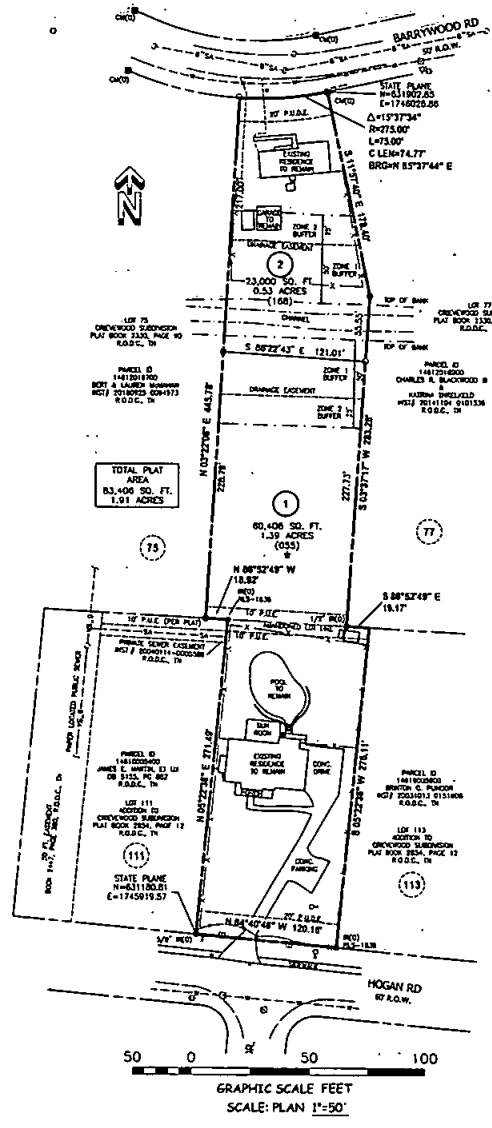
THREE WORKING DAYS BEFORE YOU DIG

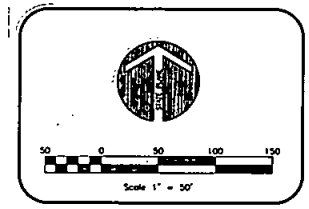
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO the LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

Legend

- I.R.(O) Iron Rod Old
- I.R.(N) Iron Rod New
- I.P.(O) Iron Pipe Found
- F.P. Fence Post
- CM(O) Concrete Monument Found
- P.K.F. PK Nail Found
- P.K.S. PK Nail Set
- R.R.S.F. Railroad Spike Found
- R.R.S.S. Railroad Spike Set
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Catch Basin
- Curb Inlet
- Storm Pipe
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Cable Riser
- Electric Riser
- Telephone Riser
- Pay Phone
- Telephone Booth
- Gas Meter
- Gas Valve
- Light Pole
- Metal Light Pole
- Telephone Pole
- Power Pole
- Guy Pole
- Guy Wire
- Up-Light
- Parking Block
- Parking Meter
- Handicap Parking
- Traffic Flow
- Bollard
- Sewer Valve
- Water Spigot
- Traffic Signal
- Flag Pole
- Bore Hole
- Observation Well
- Tower
- Gridhole
- Spring
- Wall
- Mailbox
- Satellite Dish
- Line Break
- Centerline
- Water Flow Arrow
- Bush
- Sign
- Building Height
- Existing Tree

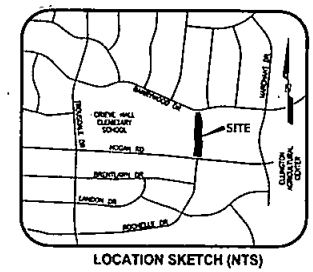
- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Centerline
- Edge of Pavement
- Edge of Gravel
- Fence Line
- Landscape
- Woods / Tree line
- Edge of Water
- Ditch / Creek Centerline
- Minor Contour Line
- Index Contour Line
- Gas Line
- Sanitary Sewer Line
- Water Line
- Storm Sewer Line
- Overhead Utility Line
- Overhead Cable Line
- Overhead Electric Line
- Overhead Telephone Line
- Underground Utility Line
- Underground Cable Line
- Underground Electric Line
- Underground Telephone Line
- Forced Main Line





Survey Notes:

1. THE PURPOSE OF THIS PLAT IS TO SHIFT A LOT LINE.
2. THE BASE ZONING OF THESE PROPERTIES IS RS-20.
3. TOTAL LOT AREAS ARE: LOT 1 - 60,406 SF, 1.39 ACRES
   LOT 2 - 23,000 SF, 0.53 ACRES
   TOTAL AREA = 83,406 SF, 1.91 ACRES
4. BY GRAPHICALLY SCALING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP 47037 C 339 H, EFFECTIVE DATE 04/05/2017.
5. ALL PROPERTY CORNERS WILL BE 5/8" IRON RODS UNLESS OTHERWISE NOTED.
6. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TOPOGRAPHY.
7. BEARINGS ARE BASED ON GRID NORTH OF THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).
8. UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF THE SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES. THE EXISTENCE OF WHICH WERE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
9. DEED REFERENCE FOR PROPERTIES SURVEYED IS SHOWN ON THE OWNER'S CERTIFICATE.
10. THIS SURVEY IS PREPARED FROM THE CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO STATE OF FACTS AND / OR MORE AND ACCURATE TITLE SEARCH MAY REVEAL.
11. PARCEL NUMBERS ON THE PROPOSED LOTS SHOWN THUS (000) REFER TO TAX MAP NUMBERS 148-16 AND 148-12.
12. ANY FUTURE DEVELOPMENT OF THESE PROPERTIES SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED ERIE ORDINANCE (METRO CODE CHAPTER 17.21, ARTICLE II, ERIE PROTECTION AND REPLACEMENT) AND CHAPTER 17.40, ARTICLE X, ERIE PROTECTION AND REPLACEMENT PROCEDURES.)
13. SETBACKS PER METRO ZONING
14. A PRESSURE REDUCING VALVE (PRV) IS REQUIRED ON THE DISCHARGE SIDE OF THE METER WHEN WATER PRESSURE EXCEEDS 100 PSI AND A PRV IS REQUIRED ON THE DISCHARGE SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
15. ALL UTILITIES SHALL BE PLACED UNDERGROUND AS REQUIRED BY SECTION 17.28.160 OF THE METRO ZONING CODE.
16. ANY EXCAVATION, FILL OR DISTURBANCE OF EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER RESOURCES.
17. WHERE APPLICABLE, BMP BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH STORM WATER MANAGEMENT MANUAL, VOLUME 1 REGULATIONS.
18. SIZE OF DRIVEWAY CULVERTS PER DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO IS 15" CMP).
19. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOT 112 AS SHOWN ON THE FINAL PLAT OF THE ADDITION TO GREYWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 2934, PAGE 12, AND LOT 78 AS SHOWN ON THE FINAL PLAT OF THE RE-SUBDIVISION OF GREYWOOD SUBDIVISION, AS RECORDED IN PLAT BOOK 2330, PAGE 90, R.O.B.C., TN
20. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY ESTABLISHED FACILITIES WITHIN THE PROPERTY.
21. WHEN A BOUNDARY LINE IS SHIFTED BETWEEN TWO PARCELS/LOTS, THE OWNER MUST ALSO RECORD A NEW DEED REFLECTING THE NEW LOT LINES, OTHERWISE THE TAX ASSESSOR WILL SHOW DUAL OWNERSHIP ON EACH LOT, AS PLATS CANNOT CHANGE OWNERSHIP.
22. THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
23. ☼ DENOTES CRITICAL LOTS. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR A LOT DESIGNATED AS A CRITICAL LOT, A CRITICAL LOT PLAN SHALL BE SUBMITTED TO THE METRO PLANNING DEPARTMENT IN CONFORMANCE WITH APPENDIX D OF THE METRO SUBDIVISION REGULATIONS.



LOCATION SKETCH (NTS)

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as interpreted by instrument No. 20190118-0004500 and instrument No. 20040114-0005390, County Register's Office of Davidson County, Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and that the plat constitutes alleys of irrevocable dedication for all public roads, utilities, and other facilities shown on required by the Subdivision Regulations of the Planning Commission of Metropolitan Nashville, Davidson County.

June 5 2019

Date

Kenneth L. Thomas Brenda D. Thomas

Owners

Surveyor's Certificate

I hereby certify that, to the best of my knowledge and belief the hereon shown subdivision plat represents a Category I survey having an unadjusted ratio of precision greater than 1 : 10,000 and to true and correct. Approved monuments have been placed as indicated, all lots are those are of equal angles or radial to a street unless otherwise noted.

5/21 2019

Date

Paul C. Weatherford, TN R.L.S. No. 1941

Commission Approval

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON, COUNTY, TENNESSEE

June 13 2019

Date

By

Subdivision No.: 20175-090-001

Record

Warren Henry Anderson Davidson County
Receipt# 345760 PLAT-PLAN
06/19/2019 03:23:36 PM 2 pgs
Pages: $29.00 Taxes: $0.00
20190619-0059160

COUNCILMANIC DISTRICT 26, JEREMY ELROD

MAP 148-12, PARCEL 183.00
MAP 148-16, PARCEL 53.00

MINOR PLAT
OF
HOGAN AND BARRYWOOD

26TH COUNCILMANIC DISTRICT
DAVIDSON COUNTY, TENNESSEE

PREPARED BY:
WEATHERFORD AND ASSOCIATES, LLC
5011 MARKET PLACE, UNIT F
MT. JULIET, TN 37122
Phone: 615-754-9923
Email: paweatherford@att.net

PREPARED FOR:

BEN and LAURA PLATT
472 HOGAN RD
NASHVILLE, TN 37220
PHONE: 615-533-6784

KENNETH L THOMAS
9316 CHESAPEAKE DR.
BRENTWOOD, TN 37027
PHONE: 615-335-2993

DATE: 02/27/2019

REVISIONS:
04/29/19

SHEET 1 OF 1

PROJECT NUMBER - 19-1385