This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-4795

Karen Johnson Davidson County
Batch# 272888 DEEDWARR
08/19/2019 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20190819-0082487

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Sandra E. Knox
Affiant

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 16th day of August, 2019.

Carrie Callahan
Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sandra Elaine Knox 1331 Teri Lynn Court Kingston Springs, TN 37082	F & M Bank 10 Cadillac Drive suite 100 Brentwood, TN 37027	011-055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Irene J. Modisett, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sandra Elaine Knox, a single woman**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, being part of a tract known as the H. S. Freeman Lands and shown on the plan of record in Book 332, page 58, Register's Office, said county; property also described in Deed Book 5344, page 948, Register's Office, Davidson County, Tennessee and further described according to a survey made by Campbell Surveying Co., Inc., dated July 21, 1987 as follows: BEGINNING at a point in the center of Freeman Hollow Road, said point being the northwesterly corner of Joe Knox's property; thence South 36 degrees 15 mins East 668 feet; thence North 66 degrees 30 minutes East 690 feet to a point; thence North 25 degrees West 572 feet to a point in the center of Freeman Hollow Road; thence with the center of the same, South 78 degrees 30 minutes West 600 feet to a point and South 52 degrees West 200 feet to a point and South 37 degrees West 25 feet to the point of beginning.

LESS AND EXCEPT:
TRACT 1 - 5.45 ACRES - 5.27 ACRES ALONG EXISTING RIGHT OF WAY
The property described herein is located in the 10th Council District of Davidson County, Tennessee; situated on the south side of Freeman Hollow Road approximately 0.3 miles west of its intersection with Baker Road; being Job Number 11031TC as described by a survey performed by Richard D. Graves, Tennessee Registered Land Surveyor Number 1628, on the 20th day of June, 2011 in detail as follows:
BEGINNING on a point in the center of the Old Right-of-Way for Freeman Hollow Road at the northeast corner of Guy M. Knox (DB 20030519-0068188), being the northwest corner of the herein described tract and said beginning point being further located N 30 degrees 26 minutes 50 seconds W 25.00 feet from a half-inch iron re-bar set on the southern right-of-way of Freeman Hollow Road in the line of Guy M. Knox (DB 20030519-0068188), thence from the point of beginning running and cornering in Freeman Hollow Road for the next three calls as follows: N 43 degrees 03 minutes 43 seconds E 25.00 feet to a point, thence N 58 degrees 03 minutes 43 seconds E 200.00 feet to a point, thence N 84 degrees 11 minutes 40 seconds E 31.74 feet to a point in the Freeman Hollow Road in the Old Right-of-Way at a new corner of Gary K. Modisett, et ux (DB 00007321-0000492), being the northwest corner of a 5.47 Acre Tract remaining, said point being further located N 17 degrees 40 minutes 43 seconds W 34.22 feet from a half-inch iron re-bar set on the southern right-of-way of Freeman Hollow Road, thence severing the lands of Gary K. Modisett, et ux (DB 00007321-0000492) along new lines for the next two calls: running and cornering with the 5.47 Acre Tract remaining: S 17

degrees 40 minutes 43 seconds E 437.32 feet to a half-inch iron re-bar set on the south side of a creek, thence N 74 degrees 17 minutes 38 seconds E 573.60 feet to a half-inch iron re-bar set on the south side of a creek at a new corner of Gary K. Modisett, et ux (DB 00007321-0000492) in the west line of Douglas S. Glover, et ux (DB 20050928-0116306), being the southeast corner of the 5.47 Acre Tract remaining, thence running with the west line of Douglas S. Glover, et ux (DB 20050928-0116306), running west of an existing fence S 20 degrees 17 minutes 14 seconds E 191.25 feet to a five-eights inch iron re bar found near a corner post at the southwest corner of Douglas S. Glover, et ux (DB 20050928.,0116306) with the northwest corner of Thomas Lee Bennett (DB 00007677-0000345) at the northeast corner of Heinz Tews, et ux (DB 00009076-0000165), thence running with the north line of Heinz Tews, et ux (DB 00009076-0000165) along an existing fence line S 72 degrees 01 minute 12 seconds W 422.96 feet to a five-eights inch iron re-bar found at the northwest corner of Heinz Tews, et ux (DB 00009076-0000165) with the northeast comer of Elaine M. Tews (QC 20070726-0088626 & DB 20070711-0082790 - Subject to a Life Estate of Heinz Tews), thence running with the north line of Elaine M. Tews (QC 20070726-0088626 & DB 20070711-0082790 - Subject to a Life Estate of Heinz Tews) along an existing fence line S 70 degrees 34 minutes 40 seconds W 261.34 feet to a half-inch iron re-bar set in the north line of Elaine M. Tews (QC 20070726-0088626 & DB 20070711-0082790 - Subject to a Life Estate of Heinz Tews) at the southeast corner of Guy M. Knox (DB 20030519-0068188), being further located N 70 degrees 34 minutes 40 seconds E 419.00 feet from the remains of a 27 inch Beech Stump Found at another corner of Guy M. Knox (DB 20030519-0068188), thence running with the east line of Guy M. Knox (DB 20030519-0068188) N 30 degrees 26 minutes 50 seconds W 653.80 feet (passing through a half-inch iron re-bar set at 628.80 feet) to the beginning, containing 5.45 acres more or less and containing 5.27 acres more or less after the right-of-way of Freeman Hollow Road is taken out.

Being the same property conveyed to Gary K. Modisett and wife, Irene J. Modisett, as tenants by the entirety, by deed from Martha E. Woodroof and husband, Forrest O. Woodroof, of record in Book 7321, Page 492, Register's Office for Davidson County, Tennessee, dated August 6, 1987 and recorded on August 10, 1987. Less & Except portion of property described in Warranty Deed in Instrument No. 20120823-0076120. Gary K. Modisett having since died on August 19, 2008 leaving Irene J. Modisett as surviving tenant by the entirety.

This is improved property is located at: **3324 Freeman Hollow Road, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of August, 2019.

Irene J. Modisett

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Irene J. Modisett, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of August, 2019.

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/8/2021

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

