WARRANTY DEED

Karen Johnson Davidson County
Batch# 283212 DEEDWARR
09/10/2019 09:38:54 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20190910-0091253

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $700,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF SEPTEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1269LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jason C. Sweatt and Melinda M. Sweatt		
5067B Rawlings Road	NEW OWNER	021-00-0-408.00
Joelton, TN 37080		

FOR AND IN 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,

WILLIAM L. GIFFORD AND WIFE, CHRISTY B. GIFFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JASON C. SWEATT AND MELINDA M. SWEATT, 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:

Being a portion of a parcel of land lying in the First Councilmanic District of Davidson County, Tennessee, parcel noted as being on Tax Map 21, labeled as Parcel 343, owner of record being GBBB General Partnership as of record in Instrument Number 200507120080767, Register's Office, Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin old, the said pin being the Southeast corner of the GBBB General Partnership property, noted as being on Tax Map 21, labeled as Parcel 307, as of record in Instrument Number 200507120080767, R.O.D.C., TN., the said pin also being noted as being located in the Westerly line of tract 1 and the Northeast corner of tract 2;

Thence, with the said Tract 1 and 2 and with a severance line, South 01 deg 41 min 48 sec East, 449.23 feet to an iron pin new, the said pin also being a common corner with Tract 3 and 4 and being the true point of beginning;

Thence, leaving tract 2 and with a severance line common with tract 1, the following bearings and distances:

Thence, South 85 deg 02 min 21 sec East, 357.10 feet to an iron pin new;
Thence, South 06 deg 19 min 32 sec East, 229.83 feet to a fence post old;
Thence, North 86 deg 13 min 03 sec East, 552.25 feet to a point, the said point being in the Northwesterly line of the Charles Larue Property, as of record in Book 11404, Page 909, R.O.D.C., TN.;

Thence, with the said Larue Property, the following bearings and distances: Thence, South 21 deg 28 min 38 sec West, 132.00 feet to a point;
Thence, South 73 deg 31 min 20 sec West, 131.52 feet to an iron pin old;
Thence, South 18 deg 15 min 09 sec East, 9.84 feet to a point;
Thence, South 46 deg 35 min 07 sec West, 99.00 feet to a point, the said point being a common corner with tract 3;

Thence, leaving the said Larue property and with a severance line common with tract 3, the following bearings and distances:
Thence, North 78 deg 24 min 25 sec West, 338.50 feet to an iron pin new;
Thence, South 90 deg 00 min 00 sec West, 360.00 feet to an iron pin new;
Thence, North 00 deg 23 min 59 sec East, 392.39 feet to the true point of beginning.

Containing: 229,246 square feet or 5.263 acres, more or less.

Being the same property conveyed by Quitclaim Deed from GBBB General Partnership, a Tennessee General Partnership consisting of James M. Brinkley, Brenda S. Brinkley, William L. Gifford, Christy B. Gifford, Robert L. Brinkley and Patricia A. Brinkley to William L. Gifford and wife, Christy B. Gifford, as recorded on the 12th day of May, 2008 in Instrument No. 20080512-0049012 and a portion of Warranty Deed from Joseph K. Hach, a married man and Phila R. Hach, an unmarried woman, as joint tenants with right of survivorship as to Tract No. 1 and Joseph K. Hach, a married man, as to Tract No. 2 to GBBB General Partnership, a Tennessee general partnership comprised of James M. Brinkley, Brenda S. Brinkley, William L. Gifford, Christy B. Gifford, Robert L. Brinkley and Patricia A. Brinkley, as recorded on the 12th day of July, 2005 in Instrument No. 20050712-0080767, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of POTTER ESTATES SECTION ONE, as recorded in Plat Book 5050, Page(s) 6, in the Register's Office of Davidson County, Tennessee.
4. Easement for Permanent Non-Exclusive 50 Foot Driveway, recorded in Book 6492, Page 620, in the Register's Office of Davidson County, Tennessee.
5. Easement for Joint Ingress and Egress and Utilities, recorded in Instrument No. 20080512-0049015, in the Register's Office of Davidson County, Tennessee.
6. Easement set out in Deed Instrument No. 20050712-0080767, in the Register's Office of Davidson County, Tennessee.
7. Boundary Line Agreement and Easement as set forth in instrument recorded in Book 3677, Page 256, in the Register's Office of Davidson County, Tennessee.
8. Matters shown on Survey by H & H Land Surveying, Inc., dated May 25, 2005, Job #2005-384.
9. NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.
10. Joint Drivewar and Utility easement set out in Instrument No. 20190904-0089134, in the Register's Office of Davidson County, Tennessee.
11. Restrictions and Covenants set out in Instrument No. 20190904-0089135, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5067B Rawlings Road, Joelton, TN 37080

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 9th day of September, 2019.

William L. Gifford

Christy B. Gifford

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM L. GIFFORD AND CHRISTY B. GIFFORD, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of September, 2019.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANCE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020