Karen Johnson Davidson County
Batch# 285347 DEEDWARR
09/13/2019 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,183.68
20190913-0092986

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $319,913.00

Affiant

Subscribed and sworn before me this the 28th day of August, 2019.

Notary Public
My commission expires:
July 24, 2023

RETURN TO
Stewart Title Company
121 First Avenue South, **Suite 200**
Franklin, TN 37064
File # 5235168

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joshua S. Grogan 8449 Biggs Road Nashville, TN 37209	New Owner	066 045.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILMA G. JEFFUS, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JOSHUA S. GROGAN AND COREY E. WAGAR GROGAN, HUSBAND AND WIFE, LADENA J ABERNATHY, A MARRIED WOMAN** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:
Beginning at an iron rod situated in the easterly margin of Biggs Road, said point being the southwest corner of the Michael and Allison Biggs property of record in Book 10086, page 345, Register's Office for Davidson County, thence leaving said road, South 47 degrees 08 minutes 17 seconds East a distance of 90.49 feet to an iron rod; thence South 51 degrees 33 minutes 41 seconds East a distance of 120.00 feet to an iron rod; thence South 01 degrees 08 minutes 01 seconds East a distance of 238.00 feet to an iron rod; thence South 09 degrees 47 minutes 07 seconds East a distance of 217.74 feet to an iron rod; thence South 09 degrees 13 minutes 01 seconds East a distance of 127.35 feet to an iron rod; thence, South 18 degrees 09 minutes 55 seconds East a distance of 307.81 feet to an iron rod; thence South 64 degrees 44 minutes 56 seconds West a distance of 42.93 feet to a metal fence post; thence South 39 degrees 52 minutes 38 seconds West a distance of 128.08 feet to a metal fence post; thence South 44 degrees 22 minutes 07 seconds West a distance of 90.57 feet to a metal fence post; thence South 48 degrees 39 minutes 05 seconds West a distance of 47.02 feet to an iron rod; thence North 36 degrees 42 minutes 43 seconds West a distance of 935.80 feet to an iron rod situated in the easterly margin of Biggs Road; thence, along said road, along a curve to the right, having a central angle of 02 deg. 48 min. 43 sec., a radius of 2256.21 feet, a tangent of 55.37 feet, a length of 110.73 feet and having a chord which bears N 48 deg. 05 min. 33 sec. E, a distance of 110. 72 feet to an iron rod; thence along said road, North 49 degrees 30 minutes 02 seconds East a distance of 219.22 feet to an iron rod; thence along said Road, along a curve to the left, having a central angle of 25 degrees 36 minutes 21 seconds, a radius of 233.41 feet, a tangent of 53.04 feet, a length of 104.31 feet and having a chord which bears North 36 degrees 41 minutes 50 seconds East a distance of 103.45 feet to an iron rod; thence along said road, along a curve to the right, having a central angle of 19 degrees 54 minutes 28 seconds, a radius of 159.13 feet, a tangent of 27.93 feet, a length of 55.29 feet, and having a chord which bears North 33 degrees 50 minutes 53 seconds East a distance of 55.01 feet to an iron rod; thence along said road, North 43 degrees 48 minutes 09 seconds East a distance of 171.98 feet to the point of beginning, according to survey of Dale & Associates, Nashville, Job #98003, performed by Allen R. Trumbo, Registered Land Surveyor #1127.

Being the same property conveyed to Wilma G. Jeffus by deed from Frank L. Jeffus, being one and the same person as Frank Lynn Jeffus, dated 11/07/2011, of record in Instrument No. 20111110-0088091, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8449 Biggs Road, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 28th day of August, 2019.

Wilma G. Jeffus

Wilma G. Jeffus

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Wilma G. Jeffus,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2019.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

Notary Public

My Commission Expires: July 9, 2022

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