WARRANTY DEED

Karen Johnson Davidson County
Batch# 289780 DEEDWARR
09/23/2019 11:28:30 AM 4 pgs
Fees: $23.00 Taxes: $491.36
20190923-0096362

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2019.

Notary Public

File No. TE0005688

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michele Bates and Nicholas Bates	NEW OWNER	
(NAME)	(NAME)	
4391 Stenberg Rd		039-00-0-296.00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN, 37189		
(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, I, **Robert Brian Wray and Lisa Salerno Wray, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michele Bates and Nicholas Bates, married to each other,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE: Land in the 14th Civil District of Davidson County, Tennessee, said tract being that property which was conveyed to Richard G. Carney, et ux, by George B. Carney, et ux, in a deed of record in which is recorded in Deed Book 1637, page 005, Register's Office for Davidson County, Tennessee, and a portion of that property which was conveyed to Richard G. Carney, et ux, by Robert Bruce Carney, et ux, in a deed of record in Deed Book 4850, page 936, Register's Office for Davidson County, Tennessee, to wit: Beginning at a railroad spike, in the center of Stenberg Road, the northeast corner of a tract of land which belongs to Albert N. Capps, having a deed reference in Deed Book 9707, page 652, Register's Office for Davidson County, Tennessee, the northeast corner of this tract and continuing as follows: S 38 deg. 30' 25" E 89.93 feet to an iron pin in the center of Carney Creek; thence S 32 deg. 44' 23" E, 1231.31 feet to an iron pin found, marking the northeast corner of a tract of land which belongs to Oliver Waller having a deed reference in Deed Book 4328, page 863, Register's Office for Davidson County, Tennessee; thence with the north boundary of said tract of land which belongs to Oliver Waller, as follows, S 27 deg. 18' 21" W, 87.65 feet to an iron pin found; thence S 75 deg. 43' 44" W, 477.80 feet to an iron pin found; thence N 85 deg. 18' 43" W 217.66 feet to an iron pin found; thence N 77 deg. 04' 59" W 244.46 feet to an iron pin placed, marking a common corner of said tract of land which belongs to Oliver Waller, and a corner of a tract of land which belongs to Henry Randall Waller, having a deed reference in Deed Book 4746, page 978, Register's Office of Davidson County, Tennessee; thence with the north boundary of said tract of land which belongs to Henry Randall Waller, as follows, N 79 deg. 00' 55" W 199.75 feet to an iron pin placed; thence S 67 deg. 02' 26" W 99.00 feet to an iron pin found, marking a common comer of said tract of land which belongs to Henry Randall Waller, and a tract of land which belongs to Raymond Kirby having a deed reference in Deed Book 4003, page 778, Register's Office for Davidson County, Tennessee; thence with the north boundary of said tract of land which belongs to Raymond Kirby, as follows: S 45 deg. 02' 26" W, 160.00 feet to an iron pin placed; thence S 44 deg. 54' 02" W 137.25 feet to an iron pin placed; thence S 74 deg. 47' 26" W 264.00 feet to an iron pin found; thence N 89 deg. 18' 57" W 263.44 feet to an iron pin found; thence with a new line, N 17 deg. 57' 32" W

734.14 feet to a railroad spike, in the center of Stenberg Road; thence with the center of Stenberg Road, as follows: N 79 deg. 43' 53" E 171.08 feet; thence N 74 deg. 31'07" E, 157.93 feet; thence N 69 deg. 34' 35" E 158.16 feet; thence N 71 deg. 06' 51" E 109.63 feet; thence N 77 deg. 10' 58" E 127.82 feet; thence N 74 deg. 14' 13" E 76.31 feet; thence N 69 deg. 00'00" E 40.21 feet; thence N 58 deg. 30' 17" E 81.57 feet; thence N 52 deg. 01'12" E 303.19 feet; thence N 52 deg. 08' 13" E 233.32 feet to a point in the center of a bridge in the intersection of Carney Creek and Stenberg Road; thence N 46 deg. 10 01" E 88.21 feet; thence N 41 deg. 36' 28" E 77.61 feet; thence N 34 deg. 53'08" E 109.16 feet to the point of beginning, containing 38.71 acres as surveyed by Richard C. Kessinger, R.L. S. Tennessee License No. 1038, d/b/a Kessinger & Associates, 610 South Main Street, Springfield, TN 37172, May 6, 1996.

INCLUDED in the above described property but EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Land in Davidson County, Tennessee, being described as follows: Beginning at a railroad spike found, as a point of reference, in the centerline of Stenberg Road, at the northwest corner of the Timothy N. Capps property (Instrument No. 20070928 0115961, Register's Office for Davidson County, Tennessee), and being the northeast corner of the Timothy C. Drake and Marsha T. Drake property (Instrument No. 20060327-0034158, Register's Office for Davidson County, Tennessee); thence with the following eight calls along the centerline of Stenberg Road; South 34 degrees 53 minutes 08 seconds West 109.16 feet; South 41 degrees 36 minutes 28 seconds West 77.61 feet; South 46 degrees 10 minutes 01 seconds West 88.21 feet; South 52 degrees 08 minutes 13 seconds West 233.32 feet; South 52 degrees 01 minute 12 seconds West 303.19 feet; South 58 degrees 30 minutes 17 seconds West 81.57 feet; South 69 degrees 00 minutes 00 seconds West 40.21 feet; South 74 degrees 14 minutes 13 seconds West 76.31 feet; thence leaving the centerline of Stenberg Road; South 17 degrees 32 minutes 56 seconds East 25.01 feet to an iron pin set at the TRUE POINT OF BEGINNING of this tract:

Thence South 17 degrees 32 minutes 56 seconds East 550.29 feet to an IRON PIN SET; thence South 72 degrees 27 minutes 04 seconds West 391.60 feet to an IRON PIN SET; thence North 17 degrees 32 minutes 56 seconds West 550.30 feet to an IRON PIN SET in the southerly margin of Stenberg Road; thence with the following three calls along said margin; North 69 degrees 34 minutes 35 seconds East 157.80 feet to an IRON PIN SET; thence North 71 degrees 06 minutes 51 seconds East 107.90 feet to an IRON PIN SET; thence North 77 degrees 10 minutes 58 seconds East 126.56 feet to the TRUE POINT OF BEGINNING of this tract and containing 5.00 acres, more or less, according to a survey by Murray Wall & Company, P.C., 1923 Green Hills Boulevard, Franklin , Tennessee, W. Murray Wall, Surveyor, License No. 1623, dated February 21, 2008, file No. 206608.

Being the same property conveyed to Robert Brian Wray and Lisa Salerno Wray a/k/a Lisa Wray, husband and wife by Warranty deed from Martha T. Drake and Timothy C. Drake, wife and husband of record in Instrument No. 20081006-0101505 Register's Office for Davidson County, Tennessee, dated October 3, 2008 and recorded on October 6, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 0 Stenberg Rd, Whites Creek, TN 37189

(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 20th day of September, 2019.

Robert Brian Wray

Lisa Salerno Wray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Brian Wray and Lisa Salerno Wray, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of September, 2019.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

