Karen Johnson Davidson County
Batch# 292019 DEEDWARR
09/26/2019 02:19:36 PM 5 pgs
Fees: $28.00 Taxes: $60.50
20190926-0098132

This Instrument Prepared By:
BOTTORFF & KAVIN, PLC (TIB)
The Center Court Building
5510 Maryland Way, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

# WARRANTY DEED

| Address of New Owner: | Send Tax Bills To: | Map and Parcel No. |
|---|---|---|
| **Marilee Jacobs**<br>**718 Farrell Road**<br>**Nashville, Tennessee 37220** | **New Owner** | **From Map: 146-06, Parcel: 25**<br>**To Map: 146-06, Parcel: 26** |

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

I hereby swear or affirm that the actual consideration or value of this transfer, whichever is greater, is $ 16,350.00 .

Marilee Jacobs
**Affiant**

Sworn to and subscribed before me this the 24th day of September 2019.

**Notary Public**

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/26/2021

**********

**WITNESSETH:**

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Matthew L. Puryear and wife, Michelle M. Puryear** ("Grantors") by these presents do hereby sell, transfer and convey to **Marilee Jacobs, ("Grantee")** her heirs, successors and assigns, a certain tract or parcel of real property located in Nashville, Davidson County, Tennessee, more particularly described as follows, to wit:

**See Exhibit A attached hereto and incorporated herein.**

Being a portion of the same property conveyed by Matthew L. Puryear, and wife, Michelle M. Puryear, by a Special Warranty Deed of record in as Instrument No. 20110128-0008020, Register's Office for Davidson County, Tennessee; and by a Quitclaim Deed being recorded contemporaneously herewith.

This is part of the improved property located at 722 Farrell Road, Nashville, Tennessee 37220 that is being conveyed by Grantors to the Grantee to be added to the property located at 718 Farrell Road, Nashville, Tennessee 37220.

This conveyance is subject to the lien for real property taxes for the year 2019, and all prior years, all of which shall be paid by the Grantors.

This conveyance is also subject to all matters that effect said property appearing of public record in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors and assigns forever.

The Grantors do hereby covenant with the Grantee that the Grantors are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters herein above mentioned; and, the Grantors do further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to the said real property to the said Grantee, and her heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument is executed by the Grantors on the 24 day of September 2019.

**Grantors:**

**Matthew L. Puryear**

**Michelle M. Puryear**

**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, **Matthew L. Puryear and wife, Michelle M. Puryear,** the bargainors herein, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of September 2019.

Notary Public

My Commission Expires: 7/26/2021

THOMAS I. DORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**EXHIBIT A**

A PORTION OF MAP 146-06, PARCEL 25, TO BE TRANSFERRED TO MAP 146-06, PARCEL 26
722 & 718 FARRELL ROAD
34TH COUNCILMANIC DISTRICT - CITY OF OAK HILL - DAVIDSON COUNTY, TENNESSEE

BEGINNING ON AN IRON ROD OLD, FOUND ON THE NORTHERLY RIGHT OF WAY LINE OF FARRELL ROAD, SAID IRON ROD BEING THE COMMON CORNER OF LOTS 3 & 4 ON THE PLAN OF FESSEYLAND, PLAT RECORDED AT (BOOK 2854, PAGE 99):

THENCE, LEAVING THE RIGHT OF WAY OF FARRELL ROAD, FOLLOWING THE OLD ORIGINAL PROPERTY LINE BETWEEN THE PARCELS AS FOLLOWS:
NORTH 16 DEGREES 45 MINUTES 00 SECONDS WEST, A DISTANCE OF 368.27 FEET TO A CONCRETE MONUMENT FOUND,

THENCE, WITH A NEW LINE SEVERING THE LOT 3 (PARCEL 25) PROPERTY AS FOLLOWS:
SOUTH 11 DEGREES 11 MINUTES 51 SECONDS EAST, A DISTANCE OF 203.10 FEET TO A POWER POLE, SAID POLE PROVIDING ELECTRIC SERVICE TO BOTH PARCELS,
THENCE, SOUTH 23 DEGREES 29 MINUTES 46 SECONDS EAST, A DISTANCE OF 167.28 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.08 ACRES, MORE OR LESS.

As appears on the Final Plat Resubdivision of Lot 3 and Lot 4, Fesseyland Subdivision, Instrument No. 20190920[redacted]0095621, a copy of which is attached hereto.

## General Notes

1. The purpose of this plat is to create a lot line between Lots 3 and 4. One lot line to be relocated.
2. No part of Lots 3 and 4 exceed a grade of 15%.
3. All distances were measured with E.D.M. measurement and have been adjusted for temperature.
4. This property is currently zoned: Residential C and Residential D
5. This Survey has been prepared using the current deed of record and does not represent a Title Search by this Surveyor as to ownership of title, and is subject to any matters of facts a current title search may reveal.
6. Surveyor's liability for this assignment shall be limited to the original purchaser hereof and does not extend to any unrelated assignee of lending institution or unnamed beneficiaries of this Survey unless specifically stated on this map or survey.
7. The word "certify" or "certificate" as shown hereon and used herein imposes only an professional opinion regarding the facts of the case of survey and does not constitute a warranty or guarantee, expressed or implied.

## Certificate of Ownership

We hereby certify that we are the owners of the property shown hereon and described in Instrument No. 20110131-0036070 (Lot 3) and Instrument Number 20180831-0079237 (Lot 4), R.O.D.C., Tennessee and adopt this plan of subdivision of this property as shown hereon and acknowledge all streets, alleys and easements as shown, for the purposes hereon and agree the subdivision, construction, drainage of surface water and utility services shall each be in accordance with regulations governing subdivision of land prevailing and approved by the City of Oak Hill Planning Commission and under no conditions shall each lot be sold, leased or developed until such time as public utilities and facilities have been constructed in accordance with said regulations or a bond posted to assure completion of same. R.O.D.C., Tennessee, including with the title of the property.

Owner Name: Matthew L. Puryear, ETUX

Title: Owner Lot 3 Date: 9-17-19

Owner Name: Martha Jones

Title: Owner Lot 4 Date: 9-17-19

## Surveyor's Certificate

I hereby certify to the best of my knowledge, information and belief and to my professional opinion that the survey, subdivision and improvements, if any and correct survey, an unadjusted ratio of precision of 1/10,000 and is more than correct. Applicable monuments have been installed. All lots and blocks are at right angles to a street unless otherwise noted.

By: Date 9-17-19

Kevin Edmonson

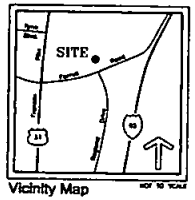
Tennessee Registered Surveyor No. 1515

## Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of Oak Hill, Davidson County, Tennessee.

By: Date 9/17/19

Oak Hill Planning Commission




Vicinity Map NOT TO SCALE

## Setback Requirements

Residential C:
Minimum Front Yard: 75 Feet (30' Lot 4 by Average)
Side Yards: 30 Feet
Rear Yard: 50 Feet
Min. Front Lot Line: 100 Feet

Residential D:
Minimum Front Yard: 75 Feet
Side Yards: 30 Feet
Rear Yards: 50 Feet
Min. Front Lot Line: 150 Feet

## Note:

Average front yard requirement Zoning Ordinance 14-220.6
The front setback line shall be determined by RCS of the average of the closest primary structures on each side of the subject lot on the effective on January 14, 2008 Yard, Bulk, and Density Requirements," City of Oak Hill Zoning Ordinance, whichever is greater, provided that no front yards shall be required to be greater than one hundred (100) feet in depth.

SURVEYOR:
Kevin Edmonson, RLS #1515
3084 Colleoka Hwy.
Colleoka, Tn 38451
Tel: 615.347.4436
kedmonsonrls@att.net

## Utility Notes

This Surveyor has not attempted to locate the underground utilities, known, public and underground utilities which may exist, before any excavation, grading, or construction on this site, public utilities should be contacted by the owner/developer to locate and mark their underground utilities on the ground. This Surveyor does not warrant that the underground utilities are in the exact location indicated. Therefore, reference upon this topic, size and location of all utilities should be made by the owner/developer prior to any excavation or construction upon this property. It is the responsibility of the owner/developer to verify all utility availability and any cost of costs of service and may be required by the appropriate utility company or agency.

In the state of Tennessee, per the "Underground Utility Damage Prevention Act", Each Law requires anyone about to excavate in either digging, boring, trenching, blasting of earth, or any other disturbing of earth, except for plowing and tilling, to notify Tennessee One Call of their intent at least 3 but not more than 10 working days prior to the commencement of such excavation.

Tennessee One Call will then notify the member utilities of their intended work. The utility companies member of the Tennessee One Call, who have lines within the area, will then send locators to mark their underground facilities.

While not required by law, in addition to calling Tennessee One Call, you may also want to contact any non-member utilities that you know are in the area of your proposed work.

The locator ticket you receive is only valid for 15 calendar days from the work area indicated on the ticket, after which time, if excavation has not begun, you should call to renew your ticket. If you wish to continue excavating after the ticket expires, you must contact all utilities again before the excavation starts to obtain your locate tickets, or unless your locate ticket, or unless time you would be given a new ticket number.

TENNESSEE811 — DIG SAFELY! CALL TENNESSEE ONE CALL DIAL 811 or 1 (800) 351-1111 CALL BE FIRST 1719 THIS LINE

## Flood Reference

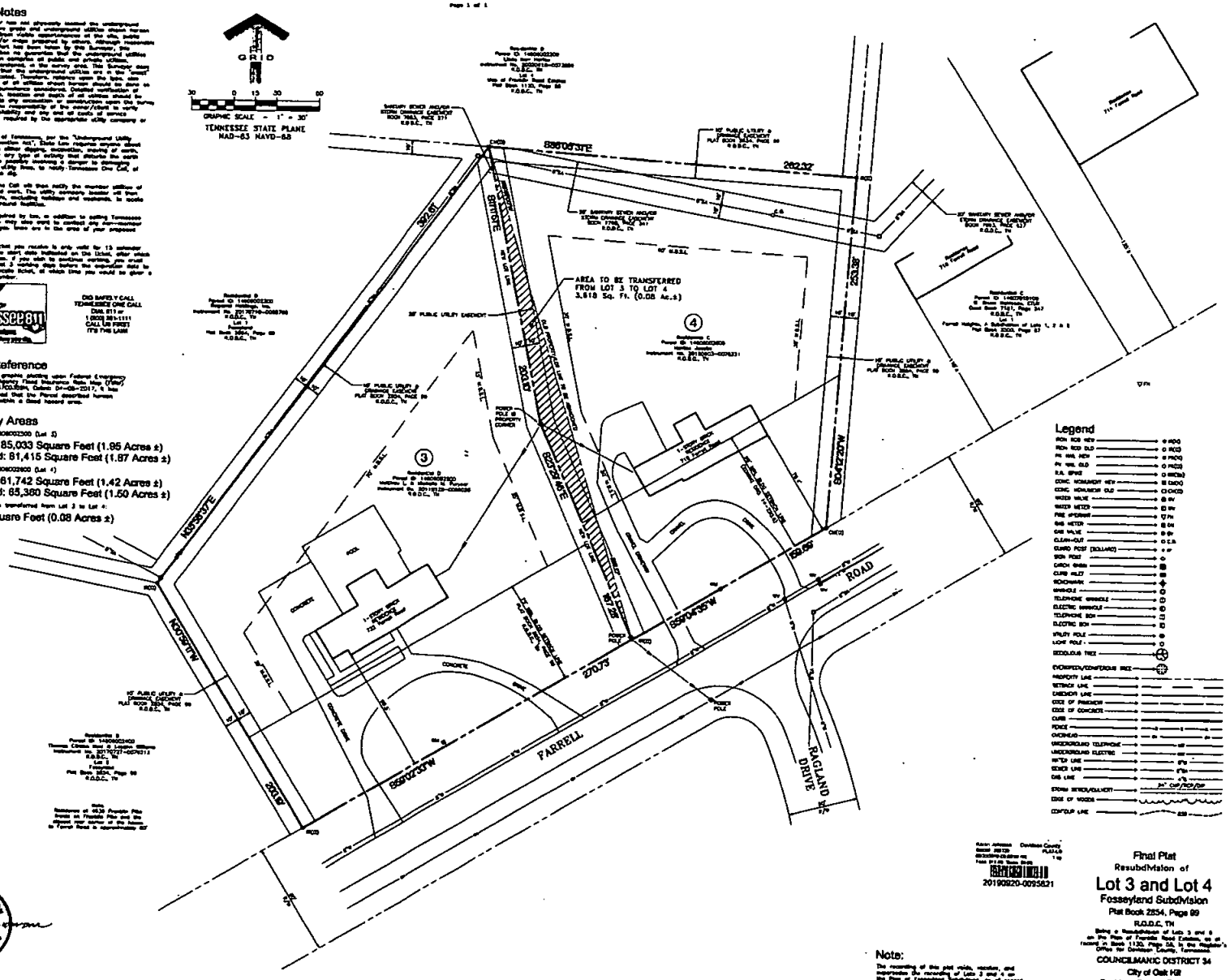
By means of graphic plotting upon Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) Number: 47037C0135G, Dated: 04-05-2017, it has been determined that this Parcel described hereon does not lie within a flood hazard area.

## Property Areas

Parcel ID: 148060023300 (Lot 3)
Existing: 85,033 Square Feet (1.95 Acres ±)
Proposed: 81,415 Square Feet (1.87 Acres ±)

Parcel ID: 148060023600 (Lot 4)
Existing: 61,742 Square Feet (1.42 Acres ±)
Proposed: 65,360 Square Feet (1.50 Acres ±)

Property to be transferred from Lot 3 to Lot 4:
3,618 Square Feet (0.08 Acres ±)




## Legend

IRON ROD NEW
IRON ROD OLD
PK NAIL NEW
PK NAIL OLD
P.K. SPIKE
CONC. MONUMENT NEW
CONC. MONUMENT OLD
WATER VALVE
WATER METER
FIRE HYDRANT
GAS METER
GAS VALVE
CLEAN-OUT
GUARD POST (BOLLARD)
SIGN POST
CATCH BASIN
CURB INLET
MONUMENTS
MANHOLE
TELEPHONE MANHOLE
ELECTRIC MANHOLE
TELEPHONE BOX
ELECTRIC BOX
UTILITY POLE
LIGHT POLE
DECIDUOUS TREE
EVERGREEN/CONIFEROUS TREE
PROPERTY LINE
SETBACK LINE
EASEMENT LINE
EDGE OF PAVEMENT
EDGE OF CONCRETE
CURB
FENCE
OVERHEAD
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC
WATER LINE
SEWER LINE
GAS LINE
STORM SEWER/CULVERT
EDGE OF WOODS
CONTOUR LINE

Kevin Edmonson, Davidson County
Deed 20120 PLAT
Fees $11.00 Taxes $0.00
20190920-0095821

## Final Plat

Resubdivision of

# Lot 3 and Lot 4

Fosseyland Subdivision

Plat Book 2854, Page 89

R.O.D.C., TN

Being a Resubdivision of Lots 3 and 4 on the Plan of Fosseyland Subdivision, as of record in Plat Book 2854, Page 89, in the Register's Office for Davidson County, Tennessee.

COUNCILMANIC DISTRICT 34

City of Oak Hill

Davidson County, Tennessee

Scale: 1" = 30' - Date: April 23, 2019

Revised: September 03, 2019

## Note:

The recording of this plat voids, vacates, and supersedes the recording of Lots 3 and 4 on the Plan of Fosseyland Subdivision, as of record in Plat Book 2854, Page 89, in the Register's Office for Davidson County, Tennessee.