WARRANTY DEED

Karen Johnson Davidson County
Batch# 298534 DEEDWARR
10/09/2019 01:57:20 PM 4 pgs
Fees: $23.00 Taxes: $2,441.63

20191009-0103606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$659,000.00~~ $659,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gary Davies and Dawn Eldredge 608 Rice Hill Road Nolensville, TN 37135	SWBC 9311 San Pedro Ave Ste 100 San Antonio TX 78216	187-00-0-146.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Brian D. Huether and Shelli D. Huether, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Gary D. Davies and Dawn Eldredge, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

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A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:

Being a tract of land in the Fifth Civil District of Davidson County, Tennessee, being part of the property conveyed to William R. Tanner, Jr. and Kellye R. Tanner by deed of record in Book 6451, Page 625, Register's Office for Davidson County. Tennessee, known as Tract No. 1 on the unrecorded survey made by Benny M. Cantrell, Tennessee Registered Land Surveyor No. 1638, dated June 21, 1994, and being more particularly described as follows:

Beginning at a point at the southwest corner of property conveyed to William Tanner by deed of record in Book 6419, Page 493, said Register's Office, said point being the southeasterly corner this tract; thence with the northerly line of Tract 8, N 84 deg. 23' 12" W. 358.35 feet to an iron rod; thence, severing the lands of William R. Tanner, Jr. and Kellye R. Tanner property of record in Book 6451, Page 625, said Register's Office, N 7 deg 57' 36" W, 432.04 feet to an iron rod; thence, with the Southerly line of Edward W. Hill S 82 deg. 46' 17" E, 650.225 feet to an iron pin; thence, with the westerly line of Tract 10. S 6 deg. 00' 31" W, 111.405 feet to an iron pin; thence with the westerly line of William Tanner, S 38 deg. 44' 52" W, 346.60 feet to an iron pin and the point of beginning.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-VRES-196081

Together with the following non-exclusive permanent easements:

A 25 ft. access-egress easement along the western 224.88 feet of the south property line, of record in Book 7442, Page 725, said Register's Office;

A 50 ft. wide easement of record in Book 6444, Page 172, said Register's Office, described by a survey by Robert Frances Surveyor, dated November 20,1984, as follows:

Being a 50 ft. wide right-of-way for private road located in the 5th Civil District of Davidson County, Tennessee, the center line of said 50 ft. wide private road being described as follows: Beginning at a pin, said pin being located from the center line of Kidd Road (Williamson County) and the SW corner of property of Charles Willard Fann (Deed Book 102, Page 209, Register's Office for Williamson County, Tennessee) S 83 deg. 10' E 25.00 ft. to a pin in the center line of a 50 ft. wide private road; thence with the center line of private road (Book 6436, Page 461, Register's Office for Davidson County Tennessee, and Book 504, Page 499, Register's Office for Williamson County, Tennessee) N 1 deg. 36' E, 873.08 ft.; N 4 deg. 53' E 832.5 ft.; N 20 deg. 30' E 126.95 ft. and N 5 deg. 10' E 903.86 ft. to a point; thence N 87 deg. 42' 38" W 25.0 ft. to a point on the westerly margin said private road; thence with variations, describing said private road as follows: N 5 deg. 10' E 50.0 ft. to a point N 87 deg. 42' 38" W 646.56 ft. to a point; S 5 deg. 06' 49" W 734.81 ft. to a point; around a curve to the left on a radius of 50.0 ft. for a distance of 235.63 ft. to a point; N 5 deg. 06' 49" E 679.68 ft. to a point; N 55 deg. 47' E 96.7 ft. to a point and S 87 deg. 42' 38" E 521.56 ft. to the beginning.

A 50 ft. easement described in Book 6436, Page 461, Register's Office for Davidson County, Tennessee, and in Book 504, Page 499, Register's Office for Williamson County, Tennessee, as follows:

Beginning at a pin in the center line of Kidd Road, Being S 83 deg. 10' E 25.0 ft. from the original SE corner of Oscar D. Guthrie farm (Deed Book 1113, Page 505, Register's Office for Davidson County, Tennessee, and Deed Book 95, Page 291, Register's Office for Williamson County, Tennessee, and the SE corner of the property of Charles Willard Fann (Deed Book 102, Page 209, Register's Office for Williamson County, Tennessee); thence the following calls and distances to pins or hubs in the center line of private road as follows: N 1 deg. 36' E 873.08 ft; N 4 deg. 53' E 832.5 ft.; N 20 deg. 30' E 126.95 ft.; N 5 deg. 10' E 933.96 ft; N 21 deg 15' 45" E 204.4 ft.; N 20 deg.35' E 219.13 ft; N 6 deg. 07' 30" E 129.73 ft.; and N 13 deg 35' 49" E 248.83 ft. to the center of cul-de-sac with radius of 50 ft.

INCLUDED in the above description but specifically EXCLUDED therefrom is a permanent easement for ingress-egress and described as follows: a strip of land twenty-five (25) feet wide in the Fifth Civil District of Davidson County, Tennessee, being part of Tract I of the subdivision of the William R. Tanner, Jr., property, said land being dedicated as a permanent ingress-egress Easement and being more particularly described as follows:

Beginning at a point at the southwest corner of property conveyed to William R. Tanner, Sr. by deed of record in Book 7442, Page 725, Register's Office for Davidson County, Tennessee, said point being located N 84 deg. 23' 12" W, 223.95 feet from the centerline intersection of an existing fifty (50) feet wide right-of-way as recorded in Deed Book 6419, Page 493, Register's Office for Davidson County, Tennessee, and being the southwesterly corner of an existing twenty-five (25) feet wide ingress-egress easement; thence with the bounds of the aforementioned easement the following calls: N 84 deg. 23' 12" W, 358.35 feet to an iron rod at the southeast corner of Tract II, of the subdivision of the William R. Tanner, Jr. property, N 7 deg. 57' 36" W. 25.72 feet to a point in the easterly line of Tract II, S 84 deg. 23' 12" E, 380.705 feet to a point at the northwesterly corner of an existing twenty-five (25) feet wide ingress-egress easement in the westerly line of said William R. Tanner, Sr. property; thence S 38 deg. 44' 52" W, 29.855 feet to an iron pin and the point of beginning.

Being the same property conveyed to Brian D. Huether and Shelli D. Huether by Warranty Deed from Carolyn H. Miller, unmarried, dated 08/11/2009 and recorded 08/12/2009, of record in Instrument No. 20090812-0075973, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 608 Rice Hill Road, Nolensville, TN 37135

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/our hand(s) this the 7th day of October, 2019.

Brian D. Huether

Shelli D. Huether

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Brian D. Huether** with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 7th of October, 2019.

Notary Public

My Commission Expires: 6/28/20

(SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Shelli D. Huether** with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 1st of October, 2019.

Notary Public

My Commission Expires 6/22/20

(SEAL)

