THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621277

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00

Affiant

Subscribed and sworn to before me, this 18th day of September, 2019.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Karen Johnson Davidson County
Batch# 304193 DEEDWARR
10/22/2019 01:22:57 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00

20191022-0108258

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Judd and Neva Judd 2211 South Rainbow Rd Rogers, AR 72758	New Owner	Tax Parcel ID No. 127 082.00, 127 247.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George Michael Garland and Cynthia Smith Garland, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Judd and Neva Judd, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT 1:

Property lying in the 35th Councilmanic District of Davidson County, Tennessee, and bounded on the east by Buffalo Road; on the south by property belonging to Richard Bibb of record in Deed Book 8022, Page 229 in the R.O.D.C.; on the west and north by the remaining property of George Garland; also on the north by property belonging to K. McGuinn and T. Wilson of record in Deed # 20151208-0123579 in the R.O.D.C. and more specifically described as follows:

Beginning on an iron pin on the west margin of Buffalo Road approximately 1,560' north of the intersection of U.S. Highway 70 and Buffalo Road at the southeast corner of the herein described tract one (1) of this survey and the northeast corner of Bibb; thence with Bibb's north line N-67o 37' 11"-W, 1181.95' to an iron pin set by at a fence corner; thence N-67o 17' 28"-W, 225.73' to an iron pin set at a fence corner; thence N-23o 10' 28"-E, 199.61' to an iron pin set by a 20" Walnut tree in the south line of tract two (2) of this survey; thence N-35o 52' 57"-E, 133.36' to an existing iron pin at a fence corner; thence S-43o 48' 26"-E, 306.32' to an existing iron pin at a fence corner; thence S-67o 15' 58"-E, 1102.92' to an existing iron pin on the west margin of Buffalo Road at the northeast corner of the herein described tract and the southeast corner of McGuinn and Wilson; thence with the west margin of Buffalo Road S-25o 03' 41"-W, 200.30' to an iron pin, the point of beginning and containing 7.05 acres, more or less according to a survey by Galyon Northcutt Surveying dated 6/12/19.

Being the same property conveyed by Personal Representative's Deed from George Michael Garland, Personal Representative for the Estate of Oma May Garland (appointed in Probate Court Case number 18P-1418, Seventh Circuit Court for Davidson County, Tennessee, Probate Division) to George Michael Garland and wife Cynthia Smith Garland, as Tenants by the Entireties, as recorded on the 10th day of September, 2018 in Instrument No. 20180910-0089300 and Warranty Deed from Marion Courtney Bratton, unmarried to Clessie L. Garland and wife, Oma B. Garland, as recorded on the 30th day of April, 1965 in Deed Book 3885, Page 936 corrected in Deed Book 3905, Page 863, in the Register's Office of Davidson County, Tennessee.

TRACT 2:

Property lying in the 35th Councilmanic District of Davidson County, Tennessee, and bounded on the south and west by property belonging to Richard Bibb of record in Deed Book 8022, Page 229 in the R.O.D.C.; on the north by the remaining property of George Garland; on the east by property belonging to Kevin McGuinn of record in Deed 20130201-0010907 and also by property belonging to K. McGuinn and T Wilson of record in Deed # 20151208-0123579 in the R.O.D.C. and more specifically described as follows:

Commencing on an iron pin on the west margin of Buffalo Road approximately 1,760' north of the intersection of U.S. Highway 70 and Buffalo Road; thence with McGuinn and Wilson's south line N-67o 15' 58"-W, 1102.92' to the actual point of beginning of tract two (2) of this survey; thence with the north line of tract one (1) of this survey N-43o 48' 26"-W, 306.32' to an existing iron pin at a fence corner; thence S-35o 52' 57"-W, 133.36' to an iron pin by a 20" Walnut in Bibb's north line; thence with Bibb's north line N-66o 28' 49"-W, 158.94' to an iron pin set by a wood fence post; thence N-68o 06' 23"-W, 509.25' to an existing iron pin by a 36" Beech; thence N-65o 50' 40"-W, 337.59' to an iron pin set at a fence corner; thence with Bibb's east line N-13o 45' 14"-W, 471.71' to a steel "T" fence post at a fence corner, the northwest corner of the herein described tract 2 and the southwest corner of tract 3 of this survey; thence leaving Bibb's east line with the south line of tract three (3) of this survey, the remaining property of Garland, S-76o 18' 10"-E, 1175.81' to an iron pipe at the northeast corner of the herein described tract and southeast corner of tract 3 of this survey in Kevin McGuinn's west line; thence with said west line S-14o 42' 34"-E, 345.41' to an iron pin set in the fence; thence S-15o 56' 05"-E, 161.29' to an existing iron pipe in the fence; thence S-15o 33' 13"-E, 202.47' to an iron pin at a fence corner, the point of beginning and containing 13.80 acres according to a survey by Galyon Northcutt Surveying dated 6/12/19

Being the same property conveyed by Personal Representative's Deed from George Michael Garland, Personal Representative for the Estate of Oma May Garland (appointed in Probate Court Case number 18P-1418, Seventh Circuit Court for Davidson County, Tennessee, Probate Division) to George Michael Garland and wife Cynthia Smith Garland, as Tenants by the Entireties, as recorded on the 10th day of September, 2018 in Instrument No. 20180910-0089301 and Warranty Deed from Jerry D. Heath and wife, Dorothy L. Heath to Clessie L. Garland and wife, Oma B. Garland, as recorded on the 1st day of November, 1984 in Deed Book 6417, Page 464 and, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Greenbelt Assessment recorded in Book 8841, Page 453 and Book 8841, Page 454.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RACY HOWS LANDS, as recorded in Plat Book 21, Page(s) 137.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6417, Page 464.
Easement for Water Line, recorded in Book 5556, Page 608.

Easement recorded in Book 5393, Page 898.

Easement for the flow of the waters of the Buffalo Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Buffalo Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Buffalo Creek.

This is improved property located at 7500 Buffalo Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September, 2019.

George Michael Garland

Cynthia Smith Garland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Michael Garland and Cynthia Smith Garland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2019.

Notary Public

My Commission Expires: _____

