Karen Johnson Davidson County
Batch# 306468 DEEDWARR
10/25/2019 01:25:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20191025-0109756

# WARRANTY DEED

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF OCTOBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/2021

**THIS INSTRUMENT PREPARED BY /RETURN TO:**
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1344LA

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| James Robert Shirey and<br>Susan W. Shirey | James Robert Shirey +<br>Susan W. Shirey | |
| 5045 Rawlings Rd | 15185 HOPEWELL RD. | 021 00 0 343.00 |
| Joelton, TN 37080 | SILVER POINT, TN 38582 | |

FOR AND IN 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, WE,

**GBBB GENERAL PARTNERSHIP**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JAMES ROBERT SHIREY AND SUSAN W. SHIREY**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a portion of a parcel of land lying in the First Councilmanic District of Davidson County, Tennessee, parcel noted as being on Tax Map 21, labeled as Parcel 343, owner of record being GBBB General Partnership as of record in Instrument No. 20050712-0080767, Register's Office, Davidson County, Tennessee and is more particularly described as follows:

Beginning at an iron pin old, the said pin being the Southeast corner of the GBBB General Partnership property, noted as being on Tax Map 21, labeled as Parcel 307, as of record in Instrument No. 20050712-0080767, R.O.D.C., TN., the said pin also being noted as being in the Westerly line of the property described herein;

Thence, with the said GBBB property, North 00 deg 59 min 14 sec East, 545.76 feet to an iron pin old, the said pin being a common with the Paul G. Coonce and Kelly K. Kane property, as of record in Instru. No. 20111121-0091169, R.O.D.C., TN., said pin also being a corner common with an unnamed R.O.W.;

Thence, with the unnamed R.O.W., South 89 deg 09 min 45 sec East, 49.92 feet to an iron pin old, the said pin being in the Westerly line of the Torrey Demonbreun property, as of record in Instru. No. 20120730-0066822, R.O.D.C., TN.;

Thence, with the said Demonbreun property the following bearings and distances;

Thence, South 01 deg 00 min 33 sec West, 238.21 feet to an iron pin old;
Thence, South 89 deg 00 min 39 sec East, 177.11 feet to an iron pin old, the said pin being a corner common with the Thomas B. Finney, et ux property, as of record in Book 5770, Page 921, R.O.D.C., TN.;

Thence, with the said Finney property and passing a corner common with the Johnney W. Biggs, et ux property, as of record in Book 5940, Page 1, R.O.D.C., TN. South 88 deg 38 min 55 sec East, 389.27 feet to an iron pin old, said pin being in the Westerly line of the Brook E. Powell property, as of record in Instrument Number 20170830-0088952, R.O.D.C., TN.;

Thence, with the said Powell property, the following bearings and distances:

Thence, South 02 deg 31 min 48 sec West, 281.35 feet to an iron pin old;
Thence, North 77 deg 17 min 46 sec East, 367.02 feet to an iron pin old, said pin being in the Westerly line of the Eric J. Melcher and Katherine Panebianco property as of record in Instrument No. 20030905-01219994, R.O.D.C., TN.;

Thence, with the said Melcher property, the following bearings and distances:
Thence, South 16 deg 34 min 56 sec East, 262.57 feet to an iron pin old;
Thence, North 81 deg 26 min 22 sec East, 44.51 feet to a point, the said point being a common corner with the Ellis P. Jakes, Revocable Living Trust property, as of record in Instrument No. 20170630-0066338, R.O.D.C., TN.;

Thence, with the said Jakes property, the following bearings and distances:

Thence, South 30 deg 44 min 58 sec West, 228.36 feet to a point;
Thence, South 22 deg 27 min 03 sec West, 66.00 feet to a point;
Thence, South 09 deg 19 min 07 sec East, passing a corner common with the Emad Kamal Saad property, as of record in Instrument No. 20190114-0003731, R.O.D.C., TN., 264.00 feet to a point, said point being a corner common with the William L. and Christy B. Gifford property, as of record in Instrument No. 20080512-0049012, R.O.D.C., TN.;

Thence, with the said Gifford property, the following bearings and distances:

Thence, South 86 deg 13 min 03 sec West, 552.25 feet to a fence post old;
Thence, North 06 deg 19 min 32 sec West, 229.83 feet to an iron pin old;
Thence, North 85 deg 02 min 21 sec West, 357.10 feet to an iron pin old, the said pin being a corner common with the James S. and Brenda M. Brinkley property, as of record in Instrument No. 20080512-0049014, R.O.D.C., TN.;

Thence, with the said Brinkley property, North 01 deg 41 min 48 sec West, 449.23 feet to the point of beginning.

Containing: 808,162 square feet or 18.552 acres, more or less.

Being part of the same property conveyed to GBBB General Partnership, a Tennessee general partnership comprised of James M. Brinkley, Brenda S. Brinkley, William L. Gifford, Christy B. Gifford, Robert L. Brinkley and Patricia A. Brinkley by Warranty Deed from Joseph K. Hach, a married man, and Phila R. Hach, an unmarried woman, as joint tenants with right of survivorship as to Tract No. 1, and Joseph K. Hach, a married man, as to Tract No. 2, recorded on the 12th day of July, 2005 in Instrument No. 20050712-0080767, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, POTTER ESTATES, as recorded in Plat Book 5050, Page(s) 6, in the Register's Office of Davidson County, Tennessee.

4. Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Instrument No. 20190904-0089135, in the Register's Office of Davidson County, Tennessee.

5. Easement for ingress/egress utility, recorded in Instrument No. 20080512-0049015, in the Register's Office of Davidson County, Tennessee.

6. Easement for joint driveway, recorded in Instrument No. 20190904-0089134, in the Register's Office of Davidson County, Tennessee.

7. NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.

This is unimproved property known as 5045 Rawlings Rd, Joelton, TN 37080

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 25th day of October, 2019.

GBBB GENERAL PARTNERSHIP, a Tennessee general partnership comprised of James M. Brinkley, Brenda S. Brinklely, William L. Gifford, Christy B. Gifford, Robert L. Brinkley, and Patricia A. Brinkley

James M. Brinkley, individually and as a partner of GBBB, GP,

A Tennessee general partnership

Brenda S. Brinkley, individually and as a partner of GBBB, GP,

A Tennessee general partnership

William L. Gifford, individually and as a partner of GBBB, GP,

A Tennessee general partnership

Christy B. Gifford, individually and as a partner of GBBB, GP,

A Tennessee general partnership

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, JAMES M. BRINKLEY, BRENDA S. BRINKLEY, WILLIAM L. GIFFORD AND CHRISTY B. GIFFORD, INDIVIDUALLY AND AS A PARTNER OF GBBB GENERAL PARTNERSHIP, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of October, 2019.

Notary Public

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/21/2021

Witness our hand on the 22nd day of October, 2019.

GBBB GENERAL PARTNERSHIP, a Tennessee general partnership comprised of James M. Brinkley, Brenda S. Brinklely, William L. Gifford, Christy B. Gifford, Robert L. Brinkley, and Patricia A. Brinkley

x _____

Robert L. Brinkley, individually and as a partner of GBBB, GP,

A Tennessee general partnership

x _____

Patricia A. Brinkley, individually and as a partner of GBBB, GP,

A Tennessee general partnership

**STATE OF MISSISSIPPI**

**COUNTY OF** Desoto

Personally appeared before me, a Notary Public of said County and State, ROBERT L. BRINKLEY AND PATRICIA A. BRINKLEY, INDIVIDUALLY AND AS A PARTNER OF GBBB GENERAL PARTNERSHIP, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Horn Lake, Mississippi, this 22nd day of October, 2019.

x _____

Notary Public

My Commission Expires: June 26, 2020

STATE OF MISSISSIPPI
JASMINE RAYFORD
NOTARY PUBLIC
ID No. 118826
MY COMMISSION EXPIRES
JUNE 26, 2020
DESOTO COUNTY

**Certificate of Authenticity**

I, Jim R. Vanderpool, do hereby make an 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 with the law.

_____
Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY