Connie Stroud, Register
Robertson County Tennessee

Rec #:	291873	Instrument #:	350708
Rec'd:	10.00	Recorded	
State:	2220.00	9/3/2019 at 3:47 PM	
Clerk:	1.00	in Record Book	1896
Other:	2.00		
Total:	2233.00	Pgs	682-683

WARRANTY DEED

Karen Johnson Davidson County
Batch# 311114 DEEDWARR
11/05/2019 08:54:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191105-0113977

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:

DANIEL L. WISE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Mickle	First National Bank Mid TN (NAME)	
8251 Greenbrier Road (ADDRESS)	200 E. Main St. (ADDRESS)	138-057.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	McMinnville, TN 37110 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael T. Burney and wife Aimee Burney, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ryan Mickle, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in ROBERTSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

PROPERTY LOCATED IN THE 14TH CIVIL DISTRICT OF ROBERTSON COUNTY, AND ALSO IN DAVIDSON COUNTY, TENNESSEE. BEING SHOWN AS PARCELS 57.00 AND 62.00 ON ROBERTSON COUNTY PROPERTY MAP 138. BEING SHOWN AS TRACT 1 ON A SURVEY BY C&K SURVEYORS, L.L.C. DATED DECEMBER 26, 2013, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER OF A GRAVEL DRIVE AND THE CENTER OF A DRAIN, AT THE SOUTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT. SAID POINT BEING THE NORTHEAST CORNER OF A 10.01 ACRES TRACT CONVEYED TO THE DARNELL FAMILY TRUST BY DEED OF RECORD IN RECORD BOOK 1495, PAGE 389, R.O.R.C., TN. SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE WILLIE J. JACOB PROPERTY, OF RECORD IN RECORD BOOK 541, PAGE 331, R.O.R.C., TN., AND BEING THE SOUTHWEST CORNER OF THE CHARLES A. YEARTA PROPERTY, OF RECORD IN RECORD BOOK 1453, PAGE 702, R.O.R.C., TN. THENCE, FROM SAID POINT OF BEGINNING, ALONG THE CENTER OF A GRAVEL DRIVE AND ALONG THE NORTHERLY LINE OF THE DARNELL FAMILY TRUST 10.01 ACRES TRACT, THE FOLLOWING CALLS: S89°29'16"W-25.79' TO A POINT; THENCE S76°33'56"W-55.99' TO A POINT; THENCE N89°55'56"W-51.60' TO A POINT; THENCE S79°09'21"W-55.55' TO A POINT; THENCE N 71°17'20" W - 57.03' TO A POINT; THENCE N 60°00'51" W - 80.24' TO A POINT; THENCE N 66°11'35"W-32.45' TO A POINT; THENCE N74°25'37"W-84.80' TO A POINT; THENCE N70°31'26"W-83.96' TO A POINT; THENCE N 61°30'42" W - 49.57' TO AN EXISTING IRON PIN IN THE CENTER OF SAID DRIVE AT THE NORTHWEST CORNER OF THE 10.01 ACRES TRACT; THENCE, LEAVING SAID GRAVEL DRIVE, WITH THE WESTERLY LINE OF THE 10.01 ACRES TRACT, S39°26'30"W-PASSING A WITNESS IRON PIN AT 524.77', IN ALL A TOTAL OF 544.34' TO A POINT IN THE CREEK IN THE NORTHERLY LINE OF TRACT 2 OF SAME SURVEY. THENCE, ALONG THE CENTER OF THE CREEK AND THE NORTHERLY LINE OF TRACT 2, N 62°59'10" W 354.78' TO A POINT; THENCE N 62°09'36" W - 320.63' TO A POINT; THENCE N 41°17'46" W - 164.88' TOA POINT; THENCE N 35°59'30" W - 281.25' TO A POINT; THENCE N 71°19' 32" W-146.91' TO A POINT; THENCE S82°14'21"W-205.40' TO A POINT IN THE CENTER OF THE CREEK AND IN THE EASTERLY LINE OF THE CATHY SEWELL PROPERTY OF RECORD IN INSTRUMENT NO. 20070924-0113515, R.O.D.C., TN. THENCE, LEAVING SAID CREEK, WITH THE EASTERLY LINE OF SEWELL, N05°10'11"W-323.94' TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SEWELL AND THE NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT. SAID PIN ALSO BEING IN THE SOUTHERLY LINE OF THE REBA F. HARRIS PROPERTY OF RECORD IN DEED BOOK 173, PAGE 259, R.O.R.C., TN. THENCE, ALONG THE SOUTHERLY LINE OF HARRIS, S 89°48'22" E -1154.38' TO AN EXISTING IRON PIN; THENCE S89°51'40"E-PASSING A WITNESS IRON PIN AT 1602.84'-IN ALL A TOTAL OF 1625.48' TO A POINT IN THE CENTER OF A DRAIN AT THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT AND THE NORTHWEST CORNER OF THE CHARLES A. YEARTA PROPERTY, AFOREMENTIONED. THENCE, WITH THE WESTERLY LINE OF YEARTA AND WITH THE CENTER OF SAID DRAIN THE FOLLOWING CALLS: S 24°04'21" W - 127.64' TO A POINT; THENCE S 59°21'04" W - 103.45' TO A POINT; THENCE S 30°33'15" W - 25.85' TO A POINT; THENCE S 65°00'27" W - 137.75' TO A POINT; THENCE S64°32'35" W - 208.87' TO A POINT; THENCE S 36°09'05" W - 129.82' TO A POINT; THENCE S 20°02' 01" W - 292.57' TO THE POINT OF BEGINNING, CONTAINING 36.611 ACRES,

WARRANTY DEED
(Continued)

MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL T. BURNEY AND AIMEE BURNEY, HUSBAND AND WIFE BY WARRANTY DEED FROM ROB DARNELL AND WIFE, CAYE DARNELL, OF RECORD IN RECORD BOOK 1553, PAGE 648, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE, DATED DECEMBER 31, 2013 AND RECORDED ON JANUARY 7, 2014, AND FURTHER RECORDED ON JANUARY 27, 2014 IN INSTRUMENT NO. 20140127-0007111, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $470,000.00.) BEING ALSO KNOWN AS 8251 GREENBRIER ROAD, JOELTON, TENNESSEE 37080.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8251 Greenbrier Road, Joelton, TN 37080
(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/our hand(s) this 30th day of August, 2019.

Michael T. Burney

Aimee Burney

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael T. Burney and wife Aimee Burney, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of August, 2019.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/9/2022

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072