PAUL M. HOLLOWAY ET UX

TO: *WARRANTY DEED*

JONATHAN WESLEY HENDLEY

Karen Johnson Davidson County
Batch# 314155 DEEDWARR
11/12/2019 10:39:27 AM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20191112-0116291

THIS WARRANTY DEED OF REALTY, executed as of the 8th day of November 2019, by Grantor, **PAUL M. HOLLOWAY and wife, SHILA S. HOLLOWAY,** to Grantee, **JONATHAN WESLEY HENDLEY, unmarried,** Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, in fee simple, certain realty situated in the 10th Civil District of Davidson County, Tennessee, being bounded and described as follows:

> Beginning at an iron pin set on the southerly margin of Hitt Lane, said point of beginning on the northmost common corner of this Lot No. 2 and Lot No. 1 of the said division plan; thence with the southerly margin of the said Hitt Lane S 70 deg. 10' 04" E 74.42 feet to an iron pin; thence S 67 deg. 18' 15" E 193.11 feet to an iron pin; thence S 63 deg. 40' 35" E 41.97 feet to a concrete monument set; thence leaving the margin of the said Lane S 20 deg. 55' 59" 410.94 feet to an iron pin set; thence N 70 deg. 28' 30" W 211.09 feet to an iron pin set; thence with the easterly line of the said Lot No. 1 as follows: N 40 deg. 55' 16" E 177.19 feet to an iron pin set; thence N 10 deg. 39'53" W 302.98 feet to the point of beginning; continuing 2.03 acres, more or less.
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> Included in this conveyance is an easement of the installation of a subsurface sewage disposal system for the exclusive use of the above described Lot No. 2, no cut, fill, driveway or water line installation is to be allowed in the following described easement area:
>
> Beginning at the Northeast corner of the above described Lot No. 2, thence with the southerly margin of the said Hitt Lane as follows: S 58 deg. 37' 34" 112.16 feet to a point; thence S 53 deg. 07' 04" E 76.76 feet to a point; thence S 49 deg. 29' 09" E 111.40 feet to a point; thence leaving the margin of the said Hitt Lane S 04 deg. 19' 37" W 315.93 feet to a point, thence S 05 deg. 25' 58" W 157.60 feet to a point; thence N 73 deg. 30' 11" W 374.71 feet to a point; thence N 38 deg. 25' 00" E 263.32 feet to a point; thence N 16 deg. 27' 10" E 100.00 to a point; thence N 01 deg. 21' 34" E 193.35 feet to a point; thence N 58 deg. 37' 34" W 55.03 feet to a point in the easterly line of the said Lot No. 2; thence with the line of Lot No. 2 N 20 deg. 55' 59" E 20.32 feet to the point of beginning containing 3.02 acres, more or less.
>
> Being the same property conveyed to Paul M. Holloway and wife, Shila S. Holloway from Paul Michael Holloway by Quitclaim Deed dated May, 29, 2015 recorded on June 2, 2015 a 9:29 am, appearing of record in Instrument Number 20150602-0050874, Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2019 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all matters as shown on plan of record in Book 6050, Page 350, and Book 4955, Page 100; and to the Restrictive Covenants for Detached Structure appearing of record in Instrument Number 20010123-0006874, Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

PAUL M. HOLLOWAY Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally, appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **PAUL M. HOLLOWAY**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 8th day of November 2019

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 5·10·2021

Notary Public

SHILA S. HOLLOWAY Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally, appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **SHILA HOLLOWAY**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 8th day of November 2019

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 5·10·2021

Notary Public

Property Owners Name
and Mailing Address:

Jonathan Wesley Hendley
105 Gates Court
Hendersonville, TN 37075

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
1119 Hitt Lane
Goodlettsville, TN, 37172

Map and Parcel No.
025-00-0-166.00

STATE OF TENNESSEE,
ROBERTSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$283,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant _____

Subscribed and sworn to before me this the **8th day of November 2019.**

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-10-2021

JON GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

This Instrument Prepared By:
Jon T. Graves, Attorney at Law
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172