21947

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 320284 DEEDWARR
11/26/2019 02:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,633.55
20191126-0122373

TN191799

WARRANTY DEED

Address New Owner(s):
Megan Bell Byars
4599 Dry Fork Road
Whites Creek, TN 37189

Send Tax Bills to:
New Owner

Map/Parcel: 03900027800

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, I/we, **Dominick J. Leonardo, an unmarried man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Megan Bell Byars, a married woman**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING the same property conveyed to Dominick J. Leonardo and wife, Ashli V. Leonardo by Warranty Deed filed at Instrument No. 20091215–114298, said Register's Office. The said Ashli Head Millraney Leonardo (aka Ashli V. Leonardo) having conveyed her interest to Dominick J. Leonardo by Quitclaim Deed dated March 27, 2012, and filed at Instrument No. 20120404-0028540, said Register's Office. Quitclaim Deed from Tamui Ross Leonardo and Phyllis Bass Leonardo to Dominick J. Leonardo, dated August 1, 2012 and filed at Instrument No. 20120820-0074698, said Register's Office.

THIS conveyance is subject to: 2019 taxes, prorated and assumed and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 4599 Dry Fork Road, Whites Creek, TN 37189

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 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 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) as on the date shown on the Notary forms.

Dominick J. Leonardo

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dominick J. Leonardo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of November, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $441,500.00

Affiant

Subscribed and sworn to before me this 19th day of November, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

My Commission Expires: 3/8/22

EXHIBIT "A" **GF#: 21947**

Legal Description

Land lying in the 2nd Civil District of Davidson County, Tennessee, being a portion of the Lynn E. Polk, etux Frances A. Polk Property recorded in Book 5370, page 670, Register's Office for Davidson County, Tennessee, as shown on a survey by MEC, Inc., dated 11/21/91 and being more particularly described as follows:

Beginning at a point in the easterly boundary line of said Polk property, between Polk and the Robert E. Graves property as recorded in Book 1726, page 608, RODC, TN, said point being an iron rod on the northerly margin of the access road to the said Polk property, said point also being the NE corner of the herein described tract; thence along the westerly line of said Robert E. Graves property, S 6 deg. 15 min. 48 sec. W, 507.78 feet to a new iron rod; thence along the northerly line of Louella B. Brown's property as recorded in Book 6069, page 552, RODC, TN, N 60 deg. 41 min. 56 sec. W, 74.20 feet to an 18-inch oak tree with old fence wire evident; thence N 72 deg. 01 min. 35 sec. W, 179.02 feet to a 12-inch beech tree with old fence wire evident; thence N 81 deg. 14 min. 04 sec. W, 142.00 feet to a 30-inch hickory tree with old fence wire evident; thence N 84 deg. 8 min. 29 sec. W, 85.82 feet to a 24-inch oak tree with old fence wire evident; thence N 82 deg. 47 min. 42 sec. W, 234.55 feet; thence with a new line across the aforementioned Polk property, N 07 deg. 12 min. 18 sec. E, 703.56 feet; thence S 84 deg. 06 min. 31 sec. 192.44 feet to a new iron rod; thence S 55 deg. 17 min. 52 sec. E, 570.64 feet to the point of beginning.

Including a Joint Use Easement for Ingress/Egress dated December 2, 2007, and recorded in Instrument No. 20071210-0142413, said Register's Office.

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make 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 to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022