STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-7466

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 329850 DEEDWARR
12/16/2019 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20191216-0129046

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joshua Karns and Jessy Karns (NAME)	New Owner (NAME)	009-00-0-096
8261 Ellis Drive (STREET ADDRESS)	Same (STREET ADDRESS)	9-158
Joelton. TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Gordon Joaquin Toon, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Karns and Jessy Karns, husband and wife**, 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:

Property 1:

A tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a survey made by Richard B. Omohundro, Engineer, July 8, 1967, as follows:

Beginning at a spike in the center of Wilkinson Road, Armstrong or Wilkinson's northerly line; thence with the center of said Road, north 39° 33' west 100 feet; north 55° 08' west 100 feet; north 77° 08' west 100 feet; thence south 81° 22' west 100 feet; south 83° 58'west 100 feet; thence north 12° 03' east 606.4 feet to an iron pin by 12-inch elm on bank of Sulfur Branch; thence with a fence and Graves southerly line north 74° 15' est 282 feet to a 24-inch oak; thence north 87° 15' east 181 feet to a 42-inch oak; thence south 87° 45' east 191 feet to an iron pin by post, Wilson's westerly line; thence with an old fence line south 2" 30' west 816 feet, more or less, to an existing iron pin; thence north 87° 30' west 301.6 feet to the beginning, containing 11.43 acres, more or less.

Being the same property conveyed to Gordon Jaoquin Toon by Executors Deed dated December 21, 2005, recorded December 27, 2005, in Instrument Number 20051227-0154574, in the Register's Office of Davidson County, Tennessee.

Property 2:

Land in Davidson County, Tennessee, beginning at an iron pin in the northeast corner of the property conveyed to

George C. Toon and wife, Ruth Toon, from Carl Moore and wife, Carline T. Moore, by deed of record in Book 4587, page 869, Register's Office for Davidson County, Tennessee.

Thence, North 88 deg. 45' West, 766.0 feet to a point in the centerline of Sulphur Fork Creek (passing a 36-inch Sycamore at 750.0 feet): thence with the centerline of Sulphur Fork Creek, North 8 deg. 08' 59"West, 130.50 feet to a point; North 28 deg. 21' 5" West, 81.96 feet to a point; North 19 deg. 00' 17" East, 121.99 feet to a point; North 34 deg. 50' 01" East, 151.13 feet to a point; North 47 deg. 38' 47" East, 328.13 feet to a point, North 22 deg. 22' 56" East, 232.35 feet to a point in the southerly boundary of the property conveyed to Glenna Baxter Johnson by deed of record in Book 4868, page 517, Register's Office for Davidson County, Tennessee; thence, with Baxter's southerly boundary, South 87 deg. 00' East, 401.06 feet to an iron pin; thence, South 2 deg. 15' West, 873.0 feet to the point of beginning containing 13.22 acres, more or less.

Being the same property conveyed to Gordon Jaoquin Toon by Executors Deed dated December 21, 2005, recorded December 27, 2005, in Instrument Number 20051227-0154575, in the Register's Office of Davidson County, Tennessee.

This is not the marital residence of the Grantor herein.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Metro Letter of record in Book 7271, Page 422, Register's Office for said County.

2. Easement for Water Main and appurtenances of record in Book 7316, Page 86, Register's Office for said County.

3. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7730 Wilkinson Road, Joelton, TN 37080 and 8000 Greenbrier Road, 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, 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. Whenever 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 13th day of December, 2019.

Gordon Joaquin Toon

Gordon Joaquin Toon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of December, 2019, before me personally appeared Gordon Joaquin Toon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of December, 2019.

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2023

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Tennessee

County of Sumner

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

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY