Karen Johnson Davidson County
Batch# 369846 DEEDWARR
03/10/2020 09:13:06 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50
20200310-0026600

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Freedom Partners Trust
3285 Pugh Rd.
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
124 00 0 013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Laszlo Repas and wife, Hannelore Repas,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Freedom Partners Trust,** 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 Tract No. 7 on an unrecorded survey prepared by William A. Cummings, Registered Land Surveyor No. 1314, of Bob Cummings Land Surveyors, dated June 20, 1994, and being part of Parcel 013 Tax Map 124 described as follows:

Beginning at an iron pin in the northerly right of way (R/W) of Pugh road (25 feet from the centerline). Said iron pin being in the norterly boundary line of property owned by J.T. Bradford, Jr. of record in Deed Book 2647, Page 248, in the Register's Office for Davidson County, Tennessee(RODCT); thence, leaving the point of beginning with a curve in said R/W concave to the South having a radius of 347.46 feet and an arc distance of 50.00 feet through a central angle of 07 degrees 39 minutes and 01 seconds to an iron pin thence, severing subject property North 03 degrees 14 minutes 53 seconds East 1064.24 feet to an iron pin; thence, with the southerly boundary line of property owned by Brown Taylor and wife, Sammie of record in Deed Book 8215, Page 882 (RODCT) South 85 degrees 42 minutes 00 seconds East 273.42 feet to an iron pin; thence, with the westerly boundary of property owned by J.T. Bradford of record in Deed Book 2158, Page 119, (RODCT) South 04 degrees 03 minutes 56 seconds West 1064.33 feet to an iron pin; thence with the northerly boundary line of the above mentioned J.T. Bradford, Jr. property North 88 degrees 44 minutes 23 seconds West 209.70 feet to the beginning.

Being the same property conveyed to Laszlo Repas and wife, Hannelore Repas, by deed from Kerry Steven McLean and wife, Kimberly McLean, dated December 29, 1998 of record in Book 11270, Page 195, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record; Metro Govt Nashville Health Department Letter with restrictions of record in Book 10289, Page 661; Notice of Completion filed June 17, 1997 of record in Book 10490, Page 493; easements, covenants conditions and all matters and notes as shown on the plan of record, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantor.

This is improved property known as **3285 Pugh Rd. Hermitage, TN 37076.**

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 our hands this 3rd day of March, 2020.

Laszlo Repas

Hannelore Repas

STATE OF Tennessee
COUNTY OF Wilson

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

Witness my hand and official seal this 3rd day of March, 2020.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $605,000.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of March, 2020.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020