Karen Johnson Davidson County
Batch# 402608 DEEDWARR
05/19/2020 11:53:08 AM 3 pgs
Fees: $18.00 Taxes: $425.50
20200519-0051857

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Yvonne Hall
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF May, 2020.

Brandy Gomaz
NOTARY PUBLIC

My Commission Expires: 7-5-21

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Suite 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mitchell D. Allen Tobey K. Allen 4779 Grays Point Road Joelton, TN 37080	Mitchell D. Allen Tobey K. Allen 4779 Grays Point Road Joelton, TN 37080	P/O 028-00-0-064.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

THOMAS LEE COBBLE AND WIFE, SHIRLEY JEAN COBBLE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MITCHELL D. ALLEN AND TOBEY K. ALLEN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Property located in the 1ST Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 04-13-20, File Number 2-827, as follows:

Beginning at a point in the center line of Gray's Point Road being the common corner to Aaron Johnson (Instrument Number 20160112-0003038); Said point being located SOUTH 89 DEGREES 44 MINUTES 53 SECONDS WEST a distance of 13.9 feet from a set iron witness rod having a Tennessee State Plane Coordinate of N:710506.6127, E:1695591.4506;

Thence with the center of Gray's Point Road SOUTH 05 DEGREES 45 MINUTES 23 SECONDS EAST a distance of 130.11 feet;
Thence SOUTH 00 DEGREES 07 MINUTES 34 SECONDS EAST a distance of 168.72 feet;
Thence with a curve turning to the left with an arc length of 31.17 feet, with a radius of 734.15 feet, with a chord bearing of NORTH 01 DEGREES 20 MINUTES 32 SECONDS WEST feet, with a chord length of 31.16 feet to the Point of Beginning of this description;
Thence with a new line and severing the property of Thomas Cobble (Deed Book 4487, Page 885) SOUTH 89 DEGREES 15 MINUTES 31 SECONDS EAST passing a set iron witness rod, having a Tennessee State Plane Coordinate of N:710177.0846, E:1695603.2817, at 11.6 feet and continuing total distance of 618.66 feet to a set iron rod in the south line of Aaron Johnson (Instrument Number 20160112-0003038);
Thence with said Johnson SOUTH 57 DEGREES 30 MINUTES 21 SECONDS EAST a distance of 105.68 feet to a set iron rod having a Tennessee State Plane Coordinate of N:710112.4247, E:1696299.3739 and being the common corner of Chris Campbell (Instrument Number: 20180717-0069457);
Thence with said Campbell SOUTH 61 DEGREES 33 MINUTES 56 SECONDS EAST passing an existing witness rod at 947.88 feet and continuing a total distance of 997.88 feet to a creek;
Thence with said creek SOUTH 47 DEGREES 46 MINUTES 59 SECONDS EAST a distance of 60.62 feet;
Thence SOUTH 67 DEGREES 20 MINUTES 02 SECONDS EAST a distance of 128.83 feet;
Thence SOUTH 23 DEGREES 21 MINUTES 45 SECONDS WEST a distance of 113.43 feet;
Thence SOUTH 05 DEGREES 57 MINUTES 01 SECONDS EAST a distance of 139.54;
Thence SOUTH 02 DEGREES 44 MINUTES 31 SECONDS WEST a distance of 69.27 feet;
Thence SOUTH 58 DEGREES 50 MINUTES 10 SECONDS WEST a distance of 129.25 feet;
Thence SOUTH 21 DEGREES 47 MINUTES 15 SECONDS WEST a distance of 164.36 feet;
Thence SOUTH 01 DEGREES 50 MINUTES 58 SECONDS EAST a distance of 63.61 feet;
Thence SOUTH 08 DEGREES 00 MINUTES 28 SECONDS WEST a distance of 2.92 feet;
Thence with the line of Mitchell Allen (Instrument Number 20160420-0038234)
NORTH 55 DEGREES 50 MINUTES 17 SECONDS WEST passing an existing witness iron rod on the west bank of the creek at 60.3 feet and continuing a total distance of 669.46 feet to an existing iron rod;
Thence NORTH 50 DEGREES 09 MINUTES 39 SECONDS WEST a distance of 765.21 feet to a 30 inch Oak Tree;
Thence NORTH 21 DEGREES 55 MINUTES 11 SECONDS WEST a distance of 58.80 feet to a wooden fence post;
Thence NORTH 13 DEGREES 51 MINUTES 23 SECONDS EAST a distance of 19.67 feet;
Thence NORTH 86 DEGREES 24 MINUTES 16 SECONDS WEST passing a cut off wooden fence post at 345.77 feet and continuing a total distance of 358.27 feet to the center of Gray's Point road;
Thence with a curve turning to the left with an arc length of 136.74 feet, with a radius of 1271.24 feet, with a chord bearing of NORTH 05 DEGREES 35 MINUTES 01 SECONDS WEST feet, with a chord length of 136.68 feet;
Thence NORTH 08 DEGREES 39 MINUTES 54 SECONDS WEST a distance of 52.85 feet;
Thence with a curve turning to the right with an arc length of 78.25 feet, with a radius of 734.15 feet, with a chord bearing of NORTH 05 DEGREES 36 MINUTES 42 SECONDS WEST feet, with a chord length of 78.21 feet to the point of beginning, having an area of 868060.84 square feet, 19.93 acres

Being part of the same property conveyed to THOMAS LEE COBBLE AND WIFE, SHIRLEY JEAN COBBLE, by deed from J.T. COBBLE AND WIFE, MAYMIE COBBLE, dated November 28, 1970, of record in Book 4487, Page 885, said Register's Office.

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. 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 15th day of May, 2020.

Thomas Lee Cobble

Thomas Lee Cobble

Shirley Jean Cobble

Shirley Jean Cobble

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas Lee Cobble and Shirley Jean Cobble, 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 official seal at office, this 15th day of May, 2020.

Howard M. Skipworth

Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023