ADDRESS NEW OWNER: Jeffrey O. Powell
Wanda I. Powell
5494 Drye Run Rd
Joelton, TN 37080

SEND TAX BILL TO: Highlands Res. Mortgage
12001 N. Central Expw STE 750
Dallas, TX 75243

Karen Johnson Davidson County
Batch# 404326 DEEDWARR
05/21/2020 01:48:12 PM 2 pgs
Fees: $13.00 Taxes: $2,508.60
20200521-0053080

MAP-PARCEL NOS. 00400020300

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **KAT, Inc., a Tennessee Corporation** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey O. Powell and Wanda I. Powell, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Certain tract of land in the 14th Civil District of Davidson County, Tennessee, being Tract 9 of Coopertown Farms, being described as follows, to-wit:

To find the point of beginning, start at the intersection of the northerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334, Page 839, in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, North 81 degrees 36 minutes 07 seconds West 296.96 feet; Thence, severing the property of Noble C. Caudill, II, of record in Deed Book 8114, Page 913, in said Register's Office, with a curve in the easterly margin of a 50 foot wide easement for ingress/egress, drainage and utilities, concave to the northeast and having a radius of 25.00 feet, northwesterly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, continuing with said margin, North 8 degrees 23 minutes 53 seconds East 508.00 feet to the beginning of a curve in said margin concave to the southeast and having a radius of 840.00 feet; Thence, with said curve, northerly an arc distance of 149.65 feet through a central angle of 10 degrees 12 minutes 27 seconds to an iron pin; Thence, continuing with said curve and margin, northeasterly an arc distance of 487.13 feet through a central angle of 33 degrees 13 minutes 37 seconds to the point of tangency; Thence, with said margin, North 51 degrees 49 minutes 57 seconds East 62.18 feet to the beginning of a curve in said margin concave to the northwest and having a radius of 366.65 feet; Thence, with said curve northeasterly an arc distance of 133.17 feet through a central angle of 20 degrees 48 minutes 37 seconds to an iron pin; Thence, continuing with said curve and margin, northerly an arc distance of 571.65 feet through a central angle of 89 degrees 19 minutes 48 seconds to the point of tangency; Thence with said margin, North 58 degrees 18 minutes 28 seconds West 496.12 feet to an iron pin, The Point of Beginning; Thence, continuing with said margin, North 58 degrees 18 minutes 28 seconds West 341.58 feet to the beginning of a turn-in curve to the terminus of said margin concave to the northeast and having a radius of 50.00 feet; Thence, with said curve and margin, northwesterly an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 35 seconds to the beginning of a curve in said margin being the terminus of said margin concave to the south and having a radius of 50.00 feet; Thence, with said curve in said margin, westerly an arc distance of 134.77 feet through a central angle of 154 degrees 26 minutes 07 seconds to an iron pin; Thence, leaving said margin and severing said Caudill property as follows: North 81 degrees 20 minutes 00 seconds West 715.09 feet to an iron pin, North 9 degrees 04 minutes 11 seconds East 223.10 feet to an iron pin in the southerly boundary line of property owned by Sandra K. Howard & Sue Ella Miler, of record in Book 7326, Page 26, in said Register's Office; Thence, with said boundary line, South 81 degrees 20 minutes 00 seconds East 1301.35 feet to an iron pin; Thence, again severing said Caudill property, South 31 degrees 41 minutes 32 seconds West 390.69 feet to the BEGINNING containing 6.93 acres.

This description is based on a field survey completed September 27, 1990 (tracts revised December 7, 1993) by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513.

Being the same property conveyed to KAT, Inc., a Tennessee corporation, from United States of America acting by and through the Internal Revenue Service by a Internal Revenue Service Deed recorded on March 25, 2019, in Instrument No. 20190325-0026667, Register's Office for Davidson County, Tennessee.

This is property with a common address of 5494 Drye Run Rd, Joelton, TN 37080.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Declaration of Conditions, Covenants, and Restrictions of record in Book 8211, Page 319; Amended in Book 9259, Page 316 and in Instrument No. 20180213-0014117, said Register's Office.(3) By-Laws in Book 8211, Page 327, said Register's Office.(4) Charter for Coopertown Farm Homeowners Association in Book 8211, Page 333, said Register's Office.(5) Deeds of acreage to Homeowners Association of record in Book 8211, Page 338 and Book 9259, Page 341, said Register's Office.(6) Deed to Metro for Water Main of record in Book 9207, Page 468, said Register's Office.(7) Ingress/Egress and Utility Easements of record in Book 9259, Page 332, Book 9259, Page 336, and Instrument No. 20031104-0161391, said Register's Office

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of May 2020.

KAT, Inc.

By: William R. Stokes, Pres
William R. Stokes, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **KAT, Inc., a Tennessee Corporation,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of May 2020.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater for this transfer is $678,000.00.

Affiant

Subscribed and sworn before me this 20th day of May 2020.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

File No. 2005K087