Karen Johnson Davidson County
Batch# 419599 DEEDWARR
06/18/2020 04:07:30 PM 4 pgs
Fees: $23.00 Taxes: $417.54
20200618-0064817

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,850.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-23
(AFFIX SEAL)

BRANDON WESLEY LIPSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Edgar Dillon, II and Sarah Jean Dillon	William Edgar Dillon, II and Sarah Jean Dillon	Parcel ID: P/O 017 00 0 231.00
(NAME) 5960 Lickton Pike	(NAME) 5960 Lickton Pike	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alec S. Megibben and Sarah V. Megibben, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Edgar Dillon, II and Sarah Jean Dillon, 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:

Tract 1

Beginning at an iron pin (new) on the east side of an existing concrete drive, said iron pin being the northern-most corner of the Jack A. Fuller, ET UX property, as recorded in Deed Book 9533, Page 547, R.O.D.C.T., said iron pin being 0.4 miles, more or less, north of Lickton Pike, as measured along the center of the said existing concrete drive;

Thence with the northern line of the said Fuller property, South 31 degrees 46 minutes 40 seconds West 32.99 feet to an existing ½" iron pin, uncapped;

Thence on a new severance line, and generally south and east of the said existing drive, for the next 13 courses as follows: North 10 degrees 37 minutes 43 seconds West 99.59 feet to a point; Thence on a curve to the right, said curve having a radius of 65.00 feet, an arc length of 29.64 feet, a chord bearing of North 00 degrees 45 minutes 21 seconds East, and a chord distance of 29.38 feet to a point; Thence North 13 degrees 49 minutes 05 seconds East 29.87 feet to a point; Thence on a curve to the left, said curve having a radius of 135.00 feet, an arc length of 32.38 feet, a chord bearing of North 06 degrees 56 minutes 47 seconds East, and a chord distance of 32.30 feet to a point; Thence North 00 degrees 04 minutes 28 seconds East 40.31 feet to a point; Thence on a curve to the left, said curve having a radius of 110.00 feet, an arc length of 93.67 feet, a chord bearing of North 24 degrees 19 minutes 10 seconds West, and a chord distance of 90.86 feet to a point; Thence North 48 degrees 42 minutes 49 seconds West 70.06 feet to a point; Thence on a curve to the left, said curve having a radius of 385.00 feet, an arc length of 72.92

feet, a chord bearing of North 54 degrees 08 minutes 23 seconds West, and a chord distance of 72.82 feet to a point; Thence North 59 degrees 33 minutes 58 seconds West 51.14 feet to a point; Thence on a curve to the left, said curve having a radius of 485.00 feet, an arc length of 82.30 feet, a chord bearing of North 64 degrees 25 minutes 38 seconds West, and a chord distance of 82.20 feet to a point; Thence North 69 degrees 17 minutes 18 seconds West 87.01 feet to a point; Thence North 72 degrees 28 minutes 57 seconds West 203.91 feet to a point; Thence on a curve to the left, said curve having a radius of 485.00 feet, an arc length of 87.87 feet, a chord bearing of North 77 degrees 40 minutes 22 seconds West, and a chord distance of 87.75 feet to an iron pin (new);

Thence leaving the south side of the said existing drive, and on a new severance line, North 02 degrees 51 minutes 14 seconds East 943.75 feet to an iron pin (new), said iron pin being in the southern line of the Robert Quinn, ET UX property, as recorded in instrument #20181120-0114151, R.O.D.C.T.;

Thence with the southern line of the said Quinn property, South 81 degrees 28 minutes 47 seconds East 611.25 feet to an existing ½" iron pin, uncapped, said iron pin being the northwestern corner of the William E. Dillon, ET UX property, as recorded in Deed Book 9470, Page 170, R.O.D.C.T.; Thence with the western line of the said Dillon property, and the western line of the Bryce K. Coatney, ET UX property, as recorded in instrument #20041021-0126774 and instrument #20070319-0032940, R.O.D.C.T., South 00 degrees 31 minutes 21 seconds East 890.21 feet to an existing ½" iron pin, uncapped, said iron pin being the northwestern corner of the Matthew G. England, ET UX property, as recorded in Deed Book 8702, Page 780, R.O.D.C.T.;

Thence with the western line of the said England property, South 00 degrees 30 minutes 16 seconds East 381.95 feet to an iron pin (new);

Thence continuing with the western line of the said England property, South 04 degrees 30 minutes 57 seconds West 124.84 feet to the point of beginning.

Said Tract 1 contains 15.047 Acres (655,464.4 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by Billy Ray Suiter, PLS 1837, on April 2, 2019.

All new iron pins set are ½" x 18" rebar, with plastic cap stamped "SUITER 1837".

Being a portion of the same property conveyed to Jerry C. Parrish and wife, Shirley E. Parrish by Warranty Deed from Jack Davis, Jr. and wife, Terry Davis dated January 04, 2006 and recorded January 10, 2006 as Instrument No. 20060110-0003297, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Alec S. Megibben and Sarah V. Megibben, husband and wife by Warranty Deed from Jerry C. Parrish and wife, Shirley E. Parrish dated November 13, 2018 and recorded November 15, 2018 as Instrument No. 20181115-0112600, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 0 Lickton Pike - Tract 1, Goodlettsville, TN 37072

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 12 day of June, 2020

X _____
Alec S. Megibben

X _____
Sarah V. Megibben

STATE OF TENNESSEE

COUNTY OF SUMNER

I, the undersigned, a Notary Public in and for said Commonwealth and State aforesaid, do certify that Alec S. Megibben and Sarah V. Megibben, husband and wife, whose name is signed to the writing above, bearing date on the12th of June, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of _____.

Given under my hand this the 12th of June, 2020.

_____
Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY