Karen Johnson Davidson County
Batch# 421140 DEEDWARR
06/19/2020 12:48:26 PM 3 pgs
Fees: $18.00 Taxes: $682.65

20200619-0065450

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $184,500.00.

Affiant

Sworn to and subscribed before me this 16th day of June, 2020.

Notary Public
My Commission Expires:

HAMMY SEXTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires July 13, 2020

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
William A. Philen and Eva Bascompte Moragas	737 Pine Hill Lane	Owner	
737 Pine Hill Lane			154-00-0-031.00
Nashville, TN 37221	Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Christopher Thompson and Bond Thompson, husband and wife** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **William A. Philen and Eva Bascompte Moragas, husband and wife** (Grantees), their heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

A tract of land located in the 35th Council District of Davidson County, Tennessee, being Tax Map 154, Parcel 31.00 and a portion of Parcel 54.00 being more particularly described as follows:

Beginning at an iron rod (set) on the West margin of Griffith Road at the Northeastern corner of Joe and Sue Wallace, Trustee property shown on Tax Map 154 as Parcel 55.00 and recorded in Instrument No. QC 20030417-0051489 in the Register's Office of Davidson County, Tennessee, (R.O.D.C., TN) and the Southeastern corner of the Carl L. and Heidi L. Wallace property shown on Tax Map 154, as Parcel 54.00 and recorded in Instrument No. QC 20030312-0033012 R.O.D.C., TN, the property being described;

Thence with the North line of Joe and Sue Wallace, Trustee property, South 82 degrees 35 minutes 18 seconds West a distance of 542.17 Feet to an existing iron rod;

Thence making a new line dividing the Carl L. and Heidi L. Wallace property shown on Tax map 154 Parcel 54.00, North 88 degrees 54 minutes 10 seconds West a distance of 311.19 Feet to an iron rod (set) in the East margin of Pine Hill Lane (Private), the William H. Freeman property shown on Tax Map 154 Parcel 112.00 and recorded in Instrument No. 20100616-0046947 R.O.D.C., TN;

Thence with the West margin of Pine Hill Lane (Private), the William H. Freeman property, North 11 degrees 14 minutes 00 seconds West a distance of 157.41 Feet to an existing iron rod, and North 12 degrees 23 minutes 45 seconds West a distance of 30.48 Feet to an existing iron rod, also being the Southwestern corner of Anthony M. and Christina S. Folk property shown on Tax Map 154 Parcel 53.00 and recorded in Instrument No. 20100125-0006229 R.O.D.C., TN;

Thence with the Anthony M. and Christina S. Folk property, North 75 degrees 34 minutes 23 seconds East a distance of 343.18 Feet to an existing iron rod, and North 12 degrees 21 minutes 59 seconds West a distance of 279.73 Feet to an existing iron rod, and North 81 degrees 44 minutes 50 seconds East a distance of 459.81 Feet to an existing iron rod in the West margin of Griffith Road;

Thence with the West margin of Griffith Road, South 16 degrees 13 minutes 02 seconds East a distance of 567.44 Feet to the Point of Beginning. Said tract contains 348,453 square feet, or 8.00 Acres, more or less, as calculated by the above courses and distances.

NOTE: The remaining portion of Tax Map 154 Parcel 54 contains 110,824 square feet, or 2.54 Acres, more or less, and is not a buildable parcel.

Being the same property conveyed to Christopher Thompson and Bond Thompson by Warranty deed from Carl L. Wallace and wife, Heidi L. Wallace of record in Instrument No. 20130531-0055069 Register's Office for Davidson County, Tennessee, dated May 24, 2013 and recorded on May 31, 2013 and Surveyor's Instrument Correction recorded in Instrument No. 20130815-0086065.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020 and all subsequent years.
The flow of any creeks, streams, or branches across subject property.
Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

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

WITNESS my hand this the 13 day of June, 2020.

Christopher Thompson

STATE OF North Carolina (SR)
COUNTY OF Davidson (SR)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Christopher Thompson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 13 day of June, 2020.

NOTARY PUBLIC
My Commission Expires: July 29, 2023

SHERESA ALEXANDER NOTARY PUBLIC My Commission Expires 07-29-2023 DURHAM COUNTY, NC

Bond Thompson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Mary Jo Wojciechowski, the undersigned, a Notary Public, in and for said State and County, **Bond Thompson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 16th day of June, 2020.

NOTARY PUBLIC
My Commission Expires: _____

MARY JO WOJCIECHOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-24-2023