WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Ounanian	NEW OWNER	04700014200
(NAME)	(NAME)	
3951 Taz Hyde Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 430209 **DEEDWARR**
07/02/2020 02:41:24 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63

20200702-0072002

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Danny R. Hazlewood and wife, Lisa A. Hazlewood**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William Ounanian, unmarried**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

Being the following described real estate situated in the First (1st) Council District of Davidson County, Tennessee, being that property conveyed to Danny and Lisa Hazlewood as recorded in Instrument 20120622-0054910 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a steel post found in the west right-of-way of Taz Hyde Road, being the southeast corner of Danny Hazlewood (Instrument 20110406-0026638) and the northeast corner of the property described herein; thence leaving Hazlewood and running with said right-of-way South 28 degrees 26 minutes 08 seconds East for a distance of 112.00 to a point in a curve to the right (Radius = 426.56 feet, Length = 104.16 feet); thence running with said right-of-way and curve a chord bearing of South 21 degrees 26 minutes 24 seconds East for a chord distance of 103.90 feet to a steel post found, being the northeast corner of Hazlewood Family Cemetery (DB 6663, PG 314) and the southeast corner of the property described herein; thence leaving said right-of-way and running with the north and west lines of Hazlewood Family Cemetery property for two (2) calls as follows: North 84 degrees 07 minutes 37 seconds West for a distance of 582.39 feet to a 1/2-inch rebar found, South 06 degrees 12 minutes 34 seconds West for a distance of 204.55 feet to a 1/2-inch rebar found in the north line of Jack Brumit (Instrument 20190312-0022560), being the southwest corner of Hazlewood Family Cemetery and the southernmost corner of the property described herein; thence leaving Hazlewood Family Cemetery and running with the north line of Brumit North 84 degrees 12 minutes 47 seconds West for a distance of 442.79 feet to a 1/2-

inch rebar found in the east line of Michele Fassbender (Instrument 20050812-0095969), being the northwest corner of Brumit and the southwest corner of the property described herein; thence leaving Brumit and running with the east line of Fassbender North 05 degrees 13 minutes 39 seconds East for a distance of 374.03 feet to a 1/2-inch rebar found, being the southwest corner of Danny Hazlewood (Instrument 20110406-0026638) and the northwest corner of the property described herein; thence leaving Fassbender and running with the south line of Hazlewood South 85 degrees 07 minutes 32 seconds East for a distance of 919.94 feet to the point of beginning and containing **6.08 Acres**, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on June 22, 2020. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Included with the above described property is an Ingress-Egress easement across the Hazlewood Family Cemetery property, said easement being centered over an existing concrete driveway and being 15 feet wide, lying 7.5 feet each side of the following described centerline:

BEGINNING at the intersection of the west right-of-way of Taz Hyde Road and the center of a concrete driveway, said point being located South 05 degrees 16 minutes 15 seconds East a distance of 150.18 feet from the southeast corner of the above described property, said point being the southern terminus of the easement described herein; thence leaving said right-of-way and running with the centerline of said concrete driveway North 65 degrees 35 minutes 18 seconds West for a distance of 98.32 feet to a point in a curve to the right (Radius = 71.65 feet, Length = 86.20 feet); thence running with said centerline a chord bearing of North 28 degrees 44 minutes 23 seconds West for a chord distance of 81.10 feet to a point; thence continuing with said centerline North 08 degrees 32 minutes 31 seconds East for a distance of 49.39 feet to a point in the south line of the above described property, said point being located North 84 degrees 07 minutes 37 seconds West a distance of 107.95 feet from the southeast corner of the above described property, said point being the northern terminus of the easement described herein.

This easement as described herein is intended for access to the above described property, together with the right to use, maintain, and upgrade as needed and agreeable to the parties involved.

Being the same property conveyed to Danny R. Hazlewood and wife, Lisa A. Hazlewood by Quitclaim Deed from Danny R. Hazlewood, dated 06/13/2012 and recorded 06/22/2012, of record in Instrument 201206220054910, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3951 Taz Hyde Road, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of June 2020.

Danny R. Hazlewood

Lisa A. Hazlewood

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny R. Hazlewood and Lisa A. Hazlewood, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of June, 2020.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027