WARRANTY DEED

Karen Johnson Davidson County
Batch# 435670 **DEEDWARR**
07/10/2020 03:40:42 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20200710-0075847

G-VRES-20-00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

THOMAS A LANGLEY
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas A. Langley and Irie A. Ewers	**New owner**	
(NAME) **505 Church St Apt 2410**	(NAME)	**023-00-0-011.00**
(ADDRESS) **Nashville, TN 37219**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JOHN D. MORAN AND WIFE, BETTY E. MORAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS A. LANGLEY AND IRIE A. EWERS, BOTH UNMARRIED AS** Tenants in Common with Right of Survivorship, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Clay Lick Rd. Tract 11

BEGINNING at an iron rod, with the State Plane Coordinates of N 721677.73 and E 1724221.59,in the Northerly right of way of Clay Lick Road, at the southwestern corner of the Perkinsongs Music LLC property as described in instrument 20160401-0031231 RODC;
Thence with said right of way, North 48° 36' 50", 23.28 feet to an iron rod;
Thence, continuing along said right of way, with a curve to the left having a delta angle of 004° 22' 10" a radius of 1,214.70 feet an arc length of 13,185.08 feet a chord bearing of North 50° 48' 29" West, and a chord length of 92.61 feet to an iron rod at the southeastern corner of the John D. Benbow property as described in instrument 20141110-0103554 RODC;
Thence, leaving said right of way, with Benbow, North 24° 13' 59" East, 1,118.18 feet to an iron rod;
Thence North 89° 47; 26" East, 1,518.87 feet to an iron rod;
Thence, South 64° 05' 01" East, 365.46 feet to an iron rod;
Thence, North 46° 13' 06' East, 345.18 feet to an iron rod;
Thence, South 40° 16' 11" East, 1,749.11 feet to an iron rod;
Thence, South 03° 04' 10" West, 316.4 feet to an iron rod;
Thence, North 76° 50' 54" West, 327.19 feet to an iron rod;
Thence, South 12° 27' 15" West, 304.97 feet to an iron rod;
Thence, South 20° 47' 21" West, 407.14 feet to an iron rod;
Thence, South 23° 08' 02" West, 777.54 feet to an iron rod in the northerly right of way of Clay Lick Road, having the State Plane Coordinates of N 719886.42 E 1726967.39, and being the southwestern corner of the John Moran property as described in instrument 20060630-0078463 RODC;
Thence, with said right of way, North 65° 03' 31" West, 50.02 feet to an iron rod at the southeastern corner of the Dwane Wilcox property as described in instrument 20070511-0056823 RODC;
Thence, leaving said right of way, with Wilcox, North 23° 08' 02" East, 643.53 feet to an iron rod;
Thence, North 16° 01' 57" West, 171.03 feet to an iron rod;
Thence, North 12° 16' 54" West, 142.38 feet to an iron rod;
Thence, North 18° 11' 48" West, 395.85 feet to an iron rod;
Thence, South 87° 47' 00" West, 281.3 feet to an iron rod;
Thence, North 14° 08' 15" West, 15.89 feet to an iron rod;
Thence, North 06° 37' 13" East, 54.17 feet to an iron rod;
Thence, North 03° 30' 36" West, 54.99 feet to an iron rod;
Thence, North 08° 06' 34" West, 119.99 feet to an iron rod;
Thence, North 15° 03' 19" West, 130.98 feet to an iron rod;
Thence, North 30° 08' 56" West, 157.2 feet to an iron rod;
Thence, North 31° 30' 48" West, 108.85 feet to an iron rod;
Thence, North 42° 10' 29" West, 145.83 feet to an iron rod;

Thence, North 26° 23' 38" West, 84.17 feet to an iron rod;
Thence, North 27° 19' 30" West, 154.59 feet to an iron rod;
Thence, North 18° 05' 40" West, 89.08 feet to an iron rod;
Thence, North 86° 41' 04" West, 798.56 feet to an iron rod;
Thence, North 00° 12' 34" West, 402.12 feet to an iron rod;
Thence, South 89° 47' 26" West, 795.89 feet to an iron rod;
Thence, South 25° 47' 15" West, 1,042.70 feet to THE POINT OF BEGINNING, and containing 56.231 acres, more or less, as surveyed by Steven D. Delle RLS# 1710 with Delle Land Surveying Company, Inc.,1104 Pardue Road, Ashland City, TN. on March 03, 2020.

Being the same property conveyed to John D. Moran and wife, Betty E. Moran by Warranty deed from Community Bank & Trust of record in Instrument No. 20121121-0107457 Register's Office for Davidson County, Tennessee, dated October 25, 2012 and recorded on November 21, 2012.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Easement Agreement of record in Instrument Number 20070228-0024690, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Application for Greenbelt Assessment - Forest of record in Instrument Number 20130327-0029899, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Clay Lick Rd, Whites Creek, Tennessee 37189**.

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), their heirs and 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), 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 my/our hand(s) this the 29th DAY OF JUNE, 2020.

John D. Moran

Betty E. Moran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN D. MORAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of June, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY E. MORAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of June, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021