Karen Johnson Davidson County
Batch# 451325 DEEDWARR
08/06/2020 09:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,135.90
20200806-0087333

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Barbara Dildy, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Joshua Russell, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Property located in the 10th Civil District of Davidson County, Tennessee, being shown as Tract 1 on a survey by J. Bruce Rainey, Surveyor #823, dated March 7, 2008 and last revised on April 4, 2008, and known as Job No. 08-0016, as follows:

Beginning at an iron pin set at the intersection of the southerly right-of-way of Lickton Pike and the westerly right-of-way of the CSX Railroad at the northeast corner of the herein-described tract; thence from said Point of Beginning, leaving Lickton with the westerly right-of-way of the CSX Railroad, S 06 deg. 38' 43" E - 415.37' to an iron pin set; thence S 87 deg. 16' 15" W - 125.12' to an existing fence corner; thence S 06 deg. 54' 14" E - 87.37' to an iron pin set in the fence; thence S 08 deg. 40' 28" E - 149.91' to a marked 6" Hackberry; thence S 09 deg. 57' 24" E - 126.85' to a marked 14" Hackberry; thence S 12 deg. 04' 37" E - 216.13' to a marked 6" Hackberry; thence S 13 deg. 52' 47" E - 110.58' to a nail at a fence corner in the northerly line of the Thomas H. Luton etux property of record in Deed Book 6353, Page 405, R.O.D.C., TN; thence with the northerly line of Luton, N 82 deg. 00' 01" W - 583.08' to an existing iron pin at a fence corner; thence S 41 deg. 41' 20" W - 433.45' to an existing concrete monument at the northwest corner of Connell Estates Section 3 of record in Plat 3600, Page 31, R.O.D.C., TN; thence with the westerly line of Lot 82 of Connell Estates Section 3, S 10 deg. 42' 43" W - 323.79' to an existing iron pin in the northerly right-of-way of Issac Drive; thence with said right-of-way, N 86 deg. 43' 54" W - 50.00' to an iron pin set; thence leaving Isaac Drive with the northeasterly line of Tract 2 of same survey, N 26 deg. 07' 27" W - 144.41' to a nail set in the center of a concrete drive; thence N 35 deg. 51' 52" W - 103.60' to an iron pin set; thence N 29 deg. 16' 53" W - 86.80' to an iron pin set; thence N 28 deg. 38' 11" W - 518.61' to an iron pin set in a fence in the southeasterly line of the Robin Samantha Ott property of record in Instrument No. 20010720-0077358, R.O.D.C., TN; thence with said line, N 50 deg. 37' 25" E - 236.47' to an existing "T" post; thence N 07 deg. 58' 12" E - 90.66' to an iron pin set in the center of a gravel drive; thence with the center of said drive, N 61 deg. 38' 10" E - 151.42' to an iron pin set; thence N 64 deg. 39' 20" E - 162.67' to an iron pin set; thence N 58 deg. 03' 00" E - 67.15' to an iron pin set; thence N 61 deg. 05' 14" E - 83.55' to an iron pin set; thence N 68 deg. 18' 23" E - 420.60' to an iron pin set; thence N 70 deg. 24' 10" E - 44.14' to an iron pin set; thence N 63 deg. 54' 59" E - 97.07' to an iron pin set; thence N 57 deg. 48' 51" E - 83.14' to an iron pin set; thence N 02 deg. 37' 01" E - 84.34' to an iron pin set; thence N 11 deg. 14' 43" W - 136.61' to an iron pin set in the southerly right-of-way of Lickton Pike; thence with said right-of-way and a curve left having a radius of 590.87', a chord length of 54.15', said chord having a bearing of S 79 deg. 52' 33" E and an arc length along said curve of 54.16' to an iron pin set; thence S 83 deg. 38' 29" E - 115.72' to the Point of Beginning, containing 23.17 acres, more or less.

This is the same property designated as Map 018, Parcel 010.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Barbara Dildy, a married woman, by Quitclaim Deed of record at Instrument No. 20090407-0031523, Register's Office for Davidson County, Tennessee. Also see Deed Book 8344, Page 601, in said Register's Office, and Will in under Docket No. 07P1592, Seventh Circuit Court of Davidson County, Tennessee.

This instrument prepared without benefit of title opinion or title examination at the request of the parties. The parties provided the legal description used hereinabove by the preparer. All parties hereto expressly release, relieve, indemnify and hold harmless the preparer from any and all loss resulting from any matter of any nature resulting from the use of the aforesaid description or that would have been disclosed by a proper title search or examination.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record [***INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING***: Subject to Ingress and Egress Easements of record at Instrument Nos. 20090407-0031527 and 20090407-0031528, subject to Joint Driveway Easement for ingress and egress and Maintenance Agreement of record at Instrument No. 20160713-0071635; subject to easements of record at Instrument No. 20140114-0003779, Book 8657, Page 475 and Book 9279, Page 274, all in the Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2020** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 31st day of July, 2020.

Barbara Dildy

Barbara Dildy

State of Tennessee
County of Sumner

On this the 31st day of July, 2020, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Barbara Dildy to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public Jessica Hunter

My Commission Expires: 6/22/204

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $307,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 31st day of July, 2020.

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public Jessica Hunter

My Commission Expires: 4/22/2024

MAIL TAX BILLS AND DEED TO:
127 Clearview Rd
Cottontown TN 37048

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Joshua Russell
413 Isaac Dr.
Goodlettsville, TN 37072

File No.: 2011357

True Copy Certification

I, Jessica Hunter, do hereby make oath the I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and the this is a true and correct copy of the original documents executed and authenticated according to law.

J Hunter

Signature

State of Tennessee

County of Sumner

Personally appeared before me, [Ashley Whitehead], a notary public for this county and state, [Jessica Hunter] who acknowledges the this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Whitehead

Notary's Signature

My Commission Expires: 10-23-2023

Notary' Seal on paper.)

