WARRANTY DEED

Karen Johnson Davidson County
Batch# 452784 DEEDWARR
08/10/2020 10:19:10 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20200810-0088583

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **130,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS **7th day of August, 2020**

Notary Public

MY COMMISSION EXPIRES: 8-31-2023
(Affix Seal)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Williamson	Same as owner	11-212.00
2901 Greer Road		
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, ***Sonda Leonard*** **, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Charles D. Williamson,*** 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:

Beginning at an iron pin (new), in the westerly margin of Greer Road, said iron pin being located from an iron pin (old), in the westerly margin of Greer Road, the southeast corner of Lot 2, of the Patricia Wood Lots, being a plat of record in Plat Book 8250, page 35, RODCT, S 13 deg 57' 45" W, 193.69 feet; thence, S 11 deg. 21' 30" W, 70.42 feet; thence S 08 deg. 45' 15" W, 413.95 feet; thence S 15 deg. 10' 29" W, 95.05 feet; thence S 21 deg. 35' 43" W, 23.77 feet, to the point of beginning, the northeast corner of this tract and continuing with the westerly margin of Greer Road, as follows: S 21 deg. 35' 43" W, 182.04 feet; thence with a curve to the left, having a radius of 325.00 feet, an arc distance of 27.12 feet, and a chord bearing and distance of S 19 deg. 12' 16" W, 27.11 feet; thence, S 16 deg. 48' 49" W, 166.00 feet; thence with a curve to the right, having a radius of 150.00 feet, an arc distance of 208.73 feet, and a chord bearing and distance of S 56 deg. 40' 38" W, 192.29 feet to an iron pin (new), in the northerly margin of Greer Road; thence with a new line, as follows: N 11 deg. 45' 36" W, 419.64 feet to an iron pin (new); thence N 88 deg. 30' 02" W, 539.68 feet to a fence post (old), a corner of a tract of land which belongs to Gary H. Hahn, having a deed reference in Deed Book 7360, page 296, RODCT; thence with the boundary of said tract of land which belongs to Gary F. Hahn, as follows: N 12 deg. 22' 45" W, 68.70 feet to a fence post (old); thence, N 17 deg. 59' 10" W, 71.29 feet to a fence post (old); thence N 29deg. 37' 21" W, 158.72 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Gary F Hahn; thence with a new line, S 76 deg. 54' 10" E, 1052.20 feet, to the point of beginning, containing 5.55 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc. 4779 Highway 41 North, Springfield, Tennessee 37172, dated June 8, 2016.
Being the same property conveyed to Joshua Englade and Sonda Leonard by Warranty Deed from Ciara Properties, a Tennessee general partnership, dated November 27, 2017, recorded November 29, 2017, of record as Instrument No. 20171129-0121638, Register's Office for Davidson County, Tennessee and further conveyed to Sonda Leonard by Quitclaim Deed from Joshua Englade and Sona Leonard dated September ___, 2019, recorded October 10, 2019, of record as Instrument No. 20191001-0099891, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Sonda Leonard by her lawful Attorney-in-Fact, James Liles pursuant to the power and authority vested in him by instrument filed for record in Instrument # 20200810-0088582 Register's Office, 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 plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved (xx)
Improved ( ) Property, known as **2901 Greer Road, Goodlettsville, TN 37072**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 my hand on this 7th day of August, 2020.

Sonda Leonard
By: James Liles, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 7th day of August, 2020, before me personally appeared James Liles to me known to be the person who executed the foregoing instrument in behalf of Sonda Leonard as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Sonda Leonard.

Witness my hand and official seal at Hendersonville, Tennessee, on this the 7th day of August, 2020.

My commission expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY