WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

J-SB-R-1031

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2020.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 455381 **DEEDWARR**
08/12/2020 02:08:48 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20200812-0090121

THIS INSTRUMENT WAS PREPARED BY
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)
Dustin Shadowens and Charle J. Shadowens	**Lending Hand Mortgage LLC**	
(NAME) **1031 Garland Hollow Rd**	(NAME) **116 E Cedar Street**	**085-009.00 AND 088-00-0-008.00**
(ADDRESS) **Pegram, TN 37143**	(ADDRESS) **Goodlettsville, TN 37072**	
(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, **BRIAN ALLEN AND SARAH ALLEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DUSTIN SHADOWENS AND CHARLE J. SHADOWENS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in ~~DAVIDSON~~ Cheatham and DAVIDSON COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land lying in the Eighth Civil District of Davidson County, Tennessee, and in the Ninth Civil District of Cheatham County, Tennessee, and described as Tracts Nos. 18, 19 and 20 of the John T. Hailey, Jr., and Anne S. Hailey Property, as described according to a survey by Rex Northcut, Registered Land Surveyor, License No. 77, dated May 6, 1996, as follows: Beginning at a point in the center of Garland Hollow Road at the Northwest corner of the Charles McCoy Property, same being the Southwest corner of the herein described property; thence, with said center of road the following calls: North 20 degrees 12 minutes 53 seconds West 175.14 feet; North 36 degrees 31 minutes 14 seconds West 36.48 feet to a point on the South margin of a proposed 50.00 wide right-of-way at the Northwest corner of the herein described tract; thence, leaving said center of road and with the South margin of a proposed 50.00 foot wide right-of-way North 44 degrees 16 minutes 00 seconds East 58.61 feet to a metal pin; thence, North 44 degrees 16 minutes 00 seconds East 426.50 feet to a metal pin; thence, North 44 degrees 16 minutes 00 seconds East 63.51 feet to a metal pin; thence, North 56 degrees 40 minutes 21 seconds East 168.12 feet to a metal pin; thence, North 68 degrees 17 minutes 38 seconds East 196.89 feet to a metal pin; thence, North 68 degrees 17 minutes 41 seconds East 360.03 feet to a metal pin, thence Northeast corner of the herein described tract; thence, leaving said South margin of a proposed 50.00 foot wide right-of-way, South 22 degrees 31 minutes 48 seconds East 847.24 feet to a metal pin in the North line of the Austin Powder Property at the Southeast corner of the herein described tract; thence, South 56 degrees 07 minutes 23 seconds West 98.72 feet to a point; thence, South 58 degrees 33 minutes 41 seconds West 113.89 feet to a point; thence, South 60 degrees 45 minutes 43 seconds West 164.89 feet to a point; thence, South 70 degrees 14 minutes 43 seconds West 26.44 feet to a metal pin at the Northeast corner of the Larry Anderson Property; thence, South 59 degrees 57 minutes 22 seconds West 64.99 feet to a point; thence, South 59 degrees 57 minutes 22 seconds West 284.99 feet to a point; thence, North 82 degrees 42 minutes 51 seconds West 83.68 feet to a point; thence, North 20 degrees 29 minutes 45 seconds West 445.53 feet to a point; thence, South 68 degrees 59 minutes 15 seconds West 391.41 feet to a metal pin on the East margin of said road; thence, leaving said East margin South 68 degrees 59 minutes 15 seconds West 30.00 feet to the point of beginning.

Being the same property conveyed to Sarah Allen and Brian Allen by Warranty deed from Andy R. Linamen and Sonya L. Linamen of record in Book 461, page 440, Register's Office for Cheatham County, Tennessee, dated October 31, 2013 and recorded on November 12, 2013 and Register's Office for Davidson County, recorded in Instrument No. 20131119-0119331.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- ROW of Garland Hollow Road.
- Subject to the flow of any creeks, streams, or branches across subject property.

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- Application for Greenbelt Assessment –Forest of record in Instrument Number 20140226-0016623, in the Register's Office for Davidson County, Tennessee.
- Easement for Dedication of Access Road of record in Instrument Number 20010511-0048988, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20010511-0048988, Register's Office of Davidson County, Tennessee.
- Easement of record in Book 1, Page 417, in the Register's Office for Cheatham County, Tennessee.
- Permanent Easement of record in Book 318, Page 139, in the Register's Office for Cheatham County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1031 Garland Hollow Rd, Pegram, Tennessee 37143**.

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 31st DAY OF JULY, 2020.

Brian Allen

Sarah Allen

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN ALLEN, 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 31st of July, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH ALLEN, 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 31st of July, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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