Karen Johnson Davidson County
Batch# 468906 DEEDWARR
09/02/2020 03:27:26 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00

20200902-0100024

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jayant K. Deshpande and Patricia N. Scott, husband and wife	Capstar Bank (NAME)	
8194 Jackman Road (ADDRESS)	2002 Richard Jones Rd # 300A (ADDRESS)	005-00-0-006.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Nashville TN 37215 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kelly B. Gupton and Susan Gupton, Husband and Wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jayant K. Deshpande and Patricia N. Scott, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being a portion of the same property conveyed to Kelly B. Gupton and Susan Gupton, husband and wife by Warranty Deed from Patricia Ann Sterry Kimbrell, a widow, unmarried of record in Instrument No. 20040202-0012416 Register's Office for Davidson County, Tennessee.

Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to Kelly B. & Susan Gupton in DB-20040202 0012416 R.O.D.C.T., more accurately described according a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 01/16/20 and revised 08/18/20 as follows:

Beginning at an existing Iron pin, said pin being the northwest corner of Brady James in DB-20170825 0087688 R.O.D.C.T., and the most southwest corner of herein described tract; Thence now leaving said James with Hunter Industrial Services in DB-20091116 0105575 R.O.D.C.T., N 05°01'29" E, 1125.00' to a set iron pin; Thence now leaving said Hunter Industrial Services with tract 2 on the same survey for the next three calls: S 84°34'07" E, 350.37' to a set iron pin; Thence N 17°07'51" E, 145.36' to a set iron pin; Thence S 78°49'56" E, 345.72' to a set iron pin, Thence S 75°29'20"E, 464.93' to a set iron pin; Thence S 38°08'21"E, 318.73' to a set iron pin; Thence S 01°20'31" W, 568.71' to a set iron pin; Thence N 82°18'59"W, 121.53' to a set iron pin; Thence S 05°12'16"E, 359.97' to a set iron pin in the northerly line of James Sterry in DB 5378, PG 480 R.O.D.C.T.; Thence with said Sterry N 84°58'00"W, 649.31' to an existing iron pin, said pin being the northeast corner of previous said Brady James; Thence now leaving said Sterry with said James N 85°07'22"W, 957.35' to the point of beginning containing 37.166 acres.

The tract described hereon is served by a 20' easement, see BK 4990, PG 182 & BK 5987, PG 924 R.O.D.C.T. for details.

The above described tract is served by a 25' ingress, egress & private utility lying upon and across tract 2 of the same survey, easement described as follows:

Beginning at a set iron pin marking the southeast corner of the above described tract; Thence with the line of said tract 2 N 05°12'16"W, 25.40'; Thence leaving the above described tract and crossing said tract 2 for the next seven calls: S 84°58'00"E, 230.79'; Thence S 85°38'54"E, 75.15'; Thence S 05°08'03"W, 931.46' to a point in the northerly margin of Jackman Road; Thence with said margin S 76°35'05"W, 26.37' to an existing iron pin; Thence now leaving said margin N 05°08'03"E, 914.50' to an existing iron pin; Thence N 85°8'54"W, 49.96' to an existing iron pin; Thence N 84°58'00"W, 226.42' to the point of beginning.

A copy of the referenced survey is attached hereto as Exhibit A.

This property is in Greenbelt for property tax purposes. Grantee is responsible to make application for future

WARRANTY DEED
(Continued)

greenbelt status and Grantor is not liable for rollback taxes that may be assessed in the future.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8194 Jackman Road, Joelton, TN 37080
(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 GRANTEES, 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/our hand(s) this 31st day of August, 2020.

Kelly B. Gupton

Susan Gupton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly B. Gupton and Susan Gupton, Husband and Wife, the herein bargainor(s), 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 day of August, 2020.

Notary Public

My Commission Expires:

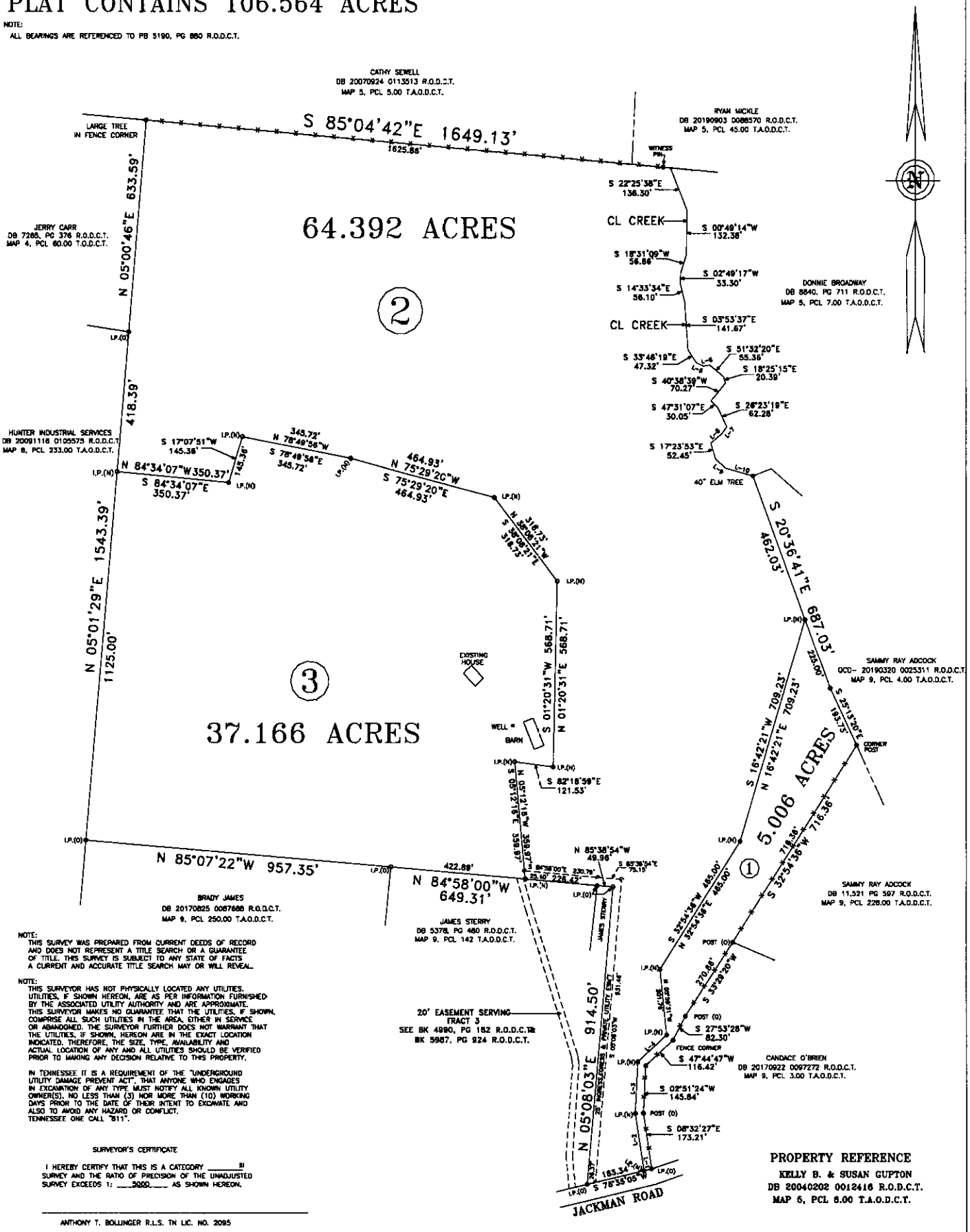
(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

PLAT CONTAINS 106.564 ACRES

NOTE:
ALL BEARINGS ARE REFERENCED TO PB 5190, PG 860 R.O.D.C.T.



NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL "811".

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY ____II____ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: ___5000___ AS SHOWN HEREON.

ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

200 0 200 400 600
GRAPHIC SCALE – FEET

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	S 76°35'05"W	25.09'
L-2	N 08°32'27"W	177.83'
L-3	N 02°51'24"E	158.66'
L-4	N 47°44'47"E	122.38'
L-5	S 65°14'30"E	24.90'
L-6	N 79°16'45"E	19.62'
L-7	S 36°57'56"W	23.37'
L-8	S 50°28'22"W	47.34'
L-9	S 50°09'56"E	40.50'
L-10	S 74°56'20"E	88.87'

PROPERTY REFERENCE
KELLY B. & SUSAN GUPTON
DB 20040202 0012416 R.O.D.C.T.
MAP 5, PCL 6.00 T.A.O.D.C.T.

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

BOUNDARY SURVEY FOR — REVISED 06/18/20

KELLY & SUSAN GUPTON
JACKMAN ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" = 200'	T.E.W.	T.E.W.	01/16/20

1ST COUNCIL DISTRICT

DAVIDSON COUNTY
TENNESSEE

DRAWING NO.
KELLYGUP