Karen Johnson Davidson County
Batch# 469317 DEEDWARR
09/03/2020 11:47:30 AM 5 pgs
Fees: $28.00 Taxes: $629.00
20200903-0100612

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20070054

L. BRONER McCOY
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1 DAY OF Sept, 20 20.

NOTARY PUBLIC

My Commission expires: 8/27/22

Address of New Owner
Andrew Trammell and
Sarah Trammell
3944 Glen Echo Road
Ashland City, TN 37015

Send Tax Bills To:
Same

Tax Information:
038-00-0-054.00, 055.00, 056.00, & 057.00 to be combined in one parcel.

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Terry Arthur,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Andrew Trammell and Sarah Trammell, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in the 14th formerly 24th Civil District of Davidson County, Tennessee, more particularly described as follows:

Being a certain tract or parcel of land located in the First (1st) Council District of Davidson County, Tennessee, being the same property conveyed to Terry Arthur as recorded in Instrument 20010314-0024452 in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:
BEGINNING at a 5/8-inch iron rod found in the north line of Eaton Creek Farm LP (Instr. 00008829-0000908), being located South 82 degrees 36 minutes 56 seconds East a distance of 780.63 feet from the northwest corner of Eaton Creek Farm LP, said point being a corner of Norman Piper (Instr. 20191122-0120522) and the southwest corner of the property described herein; thence leaving Eaton Creek Farm LP and running with Piper for four (4) calls as follows: North 19 degrees 10 minutes 08 seconds East for a distance of 465.48 feet to a 1/2-inch rebar found, North 42 degrees 31 minutes 10 seconds West for a distance of 122.50 feet to a 1/2-inch rebar found, South 44 degrees 59 minutes 30 seconds West for a distance of 71.53 feet to a 1/2-inch rebar found, South 32 degrees 32 minutes 39 seconds West for a distance of 46.84 feet to a 1/2-inch rebar found, being the northeast corner of Alton Whittemore (Instr. 00005206-0000801); thence leaving Piper and running with the north line of Whittemore North 61 degrees 13 minutes 55 seconds West for a distance of 251.56 feet to an axle found, being the northwest corner of Whittemore, said point being a corner of Piper and the westernmost corner of the property described herein; thence leaving Whittemore and running with Piper and the south edge of Glen Echo Lake Road (private) for seven (7) calls as follows: North 35 degrees 15 minutes 47 seconds East for a distance of 100.00 feet, North 48 degrees 15 minutes 46 seconds East for a distance of 100.00 feet to a 1/2-inch rebar found, North 48 degrees 15 minutes 46 seconds East for a distance of 300.00 feet to a 5/8-inch rebar found, North 46 degrees 29 minutes 34 seconds East for a distance of 114.74 feet, North 68 degrees 17 minutes 38 seconds East for a distance of 37.81 feet, South 89 degrees 37 minutes 27 seconds East for a distance of 54.29 feet, North 71 degrees 33

minutes 40 seconds East for a distance of 40.08 feet to a Mag nail found in the center of a creek approximately 8.7 feet from the south edge of a concrete bridge, being the northernmost corner of the property described herein; thence leaving Glen Echo Lake Road and running with Piper and the center of a creek for nine (9) calls as follows: South 10 degrees 48 minutes 09 seconds East for a distance of 48.18 feet, South 29 degrees 11 minutes 23 seconds East for a distance of 418.33 feet to a Mag nail found at the intersection of two creeks, South 51 degrees 32 minutes 35 seconds West for a distance of 66.76 feet, South 37 degrees 50 minutes 08 seconds West for a distance of 50.77 feet, South 29 degrees 29 minutes 51 seconds West for a distance of 96.43 feet, South 14 degrees 56 minutes 57 seconds West for a distance of 74.67 feet, South 03 degrees 45 minutes 50 seconds West for a distance of 152.76 feet, South 11 degrees 11 minutes 13 seconds East for a distance of 222.53 feet, South 21 degrees 52 minutes 15 seconds East for a distance of 46.02 feet to a Mag nail found in the center of the creek in the north line of Eaton Creek Farms LP (Instr. 00008829-0000908), being a corner of Piper and the southeast corner of the property described herein; thence leaving Piper and running with Eaton Creek Farms LP North 83 degrees 46 minutes 43 seconds West for a distance of 456.51 feet to the point of beginning and containing 9.70 Acres, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on July 8, 2020. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Included with this conveyance is the Ingress/Egress easement of record as Instrument No: 202009030100611, RODCT.

Being the same property conveyed to Terry Arthur and Nicola Jane Arthur by Warranty Deed from J. Thomas John and Brenda B. John dated 04/14/1998 and recorded on 04/20/1998 at Book 10891, Page 18, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Terry Arthur by Quitclaim Deed from Terry Arthur and Nicola Jane Arthur dated 02/22/2001 and recorded on 03/14/2001 in Instrument No. 20010314-0024452, Register's Office for Davidson County, Tennessee.

This is property generally located:
3944 Glen Echo Road, Ashland City, TN 37015

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. 20 Foot Easement for Roadway in instrument of record in Book 2297, Page 1, said Register's Office.
3. Subject to the right of way of Glen Echo Road
4. Rights and responsibilities associated with INGRESS/EGRESS EASEMENT and JOINT DRIVEWAY MAINTENANCE AGREEMENT, of record as Instrument No: 202009030100611, RODCT.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Terry Arthur** has/have caused this instrument to be executed, this the 1 day of Sept, 20 20.

Terry Arthur

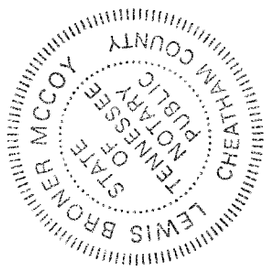
STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Terry Arthur,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 1 day of Sept, 2020.

My commission Expires: 8/27/22

NOTARY PUBLIC



BOUNDARY SURVEY

TERRY ARTHUR PROPERTY
3944 GLEN ECHO LAKE ROAD
ASHLAND CITY, TENNESSEE 37015

PARCEL ID: 03800005400 - 03800005700 (inclusive)
SALE INSTRUMENT: 20010314-0024452

FIRST (1st) COUNCIL DISTRICT
DAVIDSON COUNTY, TENNESSEE

AR2A ZONING SETBACKS
FRONT = 40'
SIDE = 20'
REAR = 20'

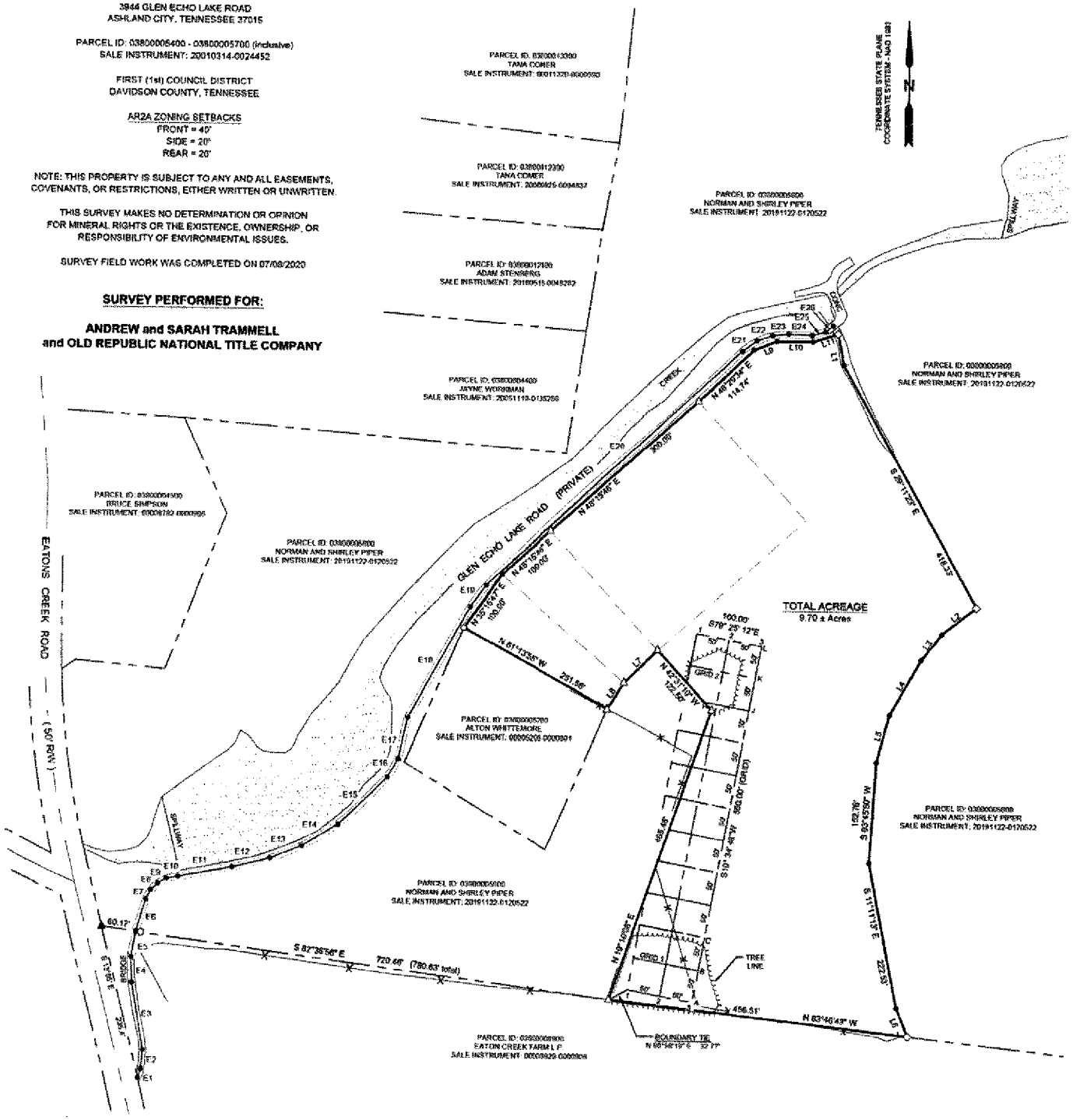
NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

THIS SURVEY MAKES NO DETERMINATION OR OPINION FOR MINERAL RIGHTS OR THE EXISTENCE, OWNERSHIP, OR RESPONSIBILITY OF ENVIRONMENTAL ISSUES.

SURVEY FIELD WORK WAS COMPLETED ON 07/09/2020

SURVEY PERFORMED FOR:

ANDREW and SARAH TRAMMELL
and OLD REPUBLIC NATIONAL TITLE COMPANY



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	N 19°34'54" E	13.93'
E2	N 64°34'05" E	28.88'
E3	N 09°30'41" W	104.28'
E4	N 01°47'56" W	59.84'
E5	N 10°26'39" E	38.27'
E6	N 17°01'37" E	60.92'
E7	N 27°26'28" E	15.70'
E8	N 47°21'57" E	14.76'
E9	N 66°11'29" E	14.72'
E10	N 78°59'43" E	18.00'
E11	N 70°23'56" E	63.65'
E12	N 76°04'43" E	59.75'
E13	N 66°10'19" E	51.76'
E14	N 56°30'25" E	64.50'
E15	N 45°48'53" E	103.99'
E16	N 29°56'39" E	32.14'
E17	N 12°52'26" E	64.55'
E18	N 28°44'56" E	194.39'
E19	N 56°32'06" E	40.84'
E20	S 47°09'50" W	529.18'
E21	N 55°50'53" E	27.83'
E22	N 76°54'27" E	25.15'
E23	N 84°31'47" E	24.29'
E24	S 87°45'28" E	35.94'
E25	N 74°42'41" E	20.79'
E26	N 50°36'30" E	14.93'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 10°48'09" E	48.18'
L2	S 51°32'36" W	66.76'
L3	S 37°00'06" W	56.77'
L4	S 20°26'51" W	96.43'
L5	S 14°56'17" W	74.67'
L6	S 21°52'15" E	48.02'
L7	S 44°59'30" W	71.53'
L8	S 32°32'39" W	46.84'
L9	N 68°17'38" E	37.81'
L10	S 89°37'27" E	54.29'
L11	N 71°33'40" E	40.08'

0' 100' 200' 300'

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- FENCE LINE
- PIPE (FOUND)
- REBAR (FOUND)
- MAG NAIL FOUND
- NON-MONUMENTED POINT

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 MMNO. TOTAL STATION AND GPS SURVEY EQUIPMENT. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

LOCATION OF PERIMETER MONUMENTS FOR THIS BOUNDARY SURVEY WERE PERFORMED USING SPECTRA PRECISION SP80 GNSS RECEIVER USING REAL TIME KINEMATIC (RTK) METHODS RELATIVE TO TDOT BASE REFERENCE RECEIVER LOCATIONS GENERATED USING RTK VECTORS HAD A HORIZONTAL PRECISION OF 0.05' AND A VERTICAL PRECISION OF 0.10'. DISTANCES SHOWN HEREON ARE GROUND

DATE: 08/19/2020

RONALD G. TAYLOR, R.L.S.
TENNESSEE REGISTRATION NO. 2123

RONALD G. TAYLOR — TENNESSEE NO. 2123

08-19-20

L.I. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
SURVEYING SERVICES
302 North Caldwell Street, Paris, TN 38242 | 731-644-1014 | www.lismith.com
475 Metroplex Drive, Suite 212 Nashville, TN 37211 | 615-256-0280

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DRAWN BY: RGT	CHECKED BY: RGT	SCALE: 1" = 100'
PROJECT # 200600		DATE: 08/19/2020

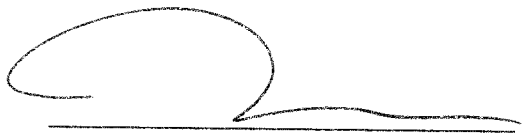
SHEET: 1 of 1

202009030100612

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

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



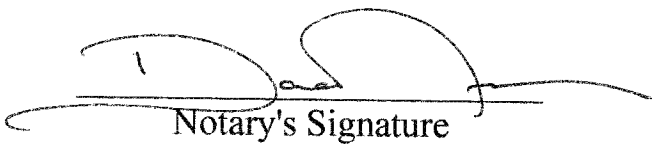
Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 2nd day of September, 2020



Notary's Signature

My Commission Expires: 8-27-22

