ADDRESS NEW OWNER AS:
Steven D. Luttrell and Joseppinna Luttrell
2247 Ingram Rd.
Whites Creek, TN 37189

SEND TAX BILLS TO:
New Owner

Map/Group 031-00-0
Parcel 157.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 472649 DEEDWARR
09/09/2020 01:18:30 PM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20200909-0102719

THIS DEED OF CONVEYANCE, executed and delivered by **Robert C. Fuller** and wife, **Freda G. Fuller**, hereinafter called the Grantors, to **Steven D. Luttrell** and **Joseppinna Luttrell**, husband and wife, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron rod (found) at the northeast corner of Lot 1 of the Pewitt-Burke Subdivision as of record in Plat Book 6050, page 522, Register's Office for Davidson County, Tennessee; said iron rod also lying in the southerly property line of a tract of land conveyed to Mark A. Tolbert and Linda S. Tolbert as of record in Instrument No. 20110223-0014923, said Register's Office; thence, with the southerly line of said Tolbert, in part, South 89°43'57" East, 771.24 feet to an iron rod (found) in the existing fence line, being the southwesterly property corner of a tract of land conveyed to Thomas H. Jarrett etux, as of record in Deed Book 6071, page 509, Register's Office for Davidson County, Tennessee; thence, with the southerly property line of said Jarrett, South 87°50'34" East, 338.57 feet to an iron rod (found) at the southwest property corner of a tract of land conveyed to James Kennedy Jennings, Jr., etux, as of record in Instrument No. 20001221-0125421, Register's Office for Davidson County, Tennessee; thence, with the southerly property line of said Jennings, South 88°35'15" East, 769.79 feet to a stone (found) at the southeast property corner of said Jennings; said stone also being the northwest property corner of a tract of land conveyed to David E. Martin etux, as of record in Deed Book 11418, page 698, Register's Office for Davidson County, Tennessee, and also being the northeast property corner for the herein described tract; thence, with the west property line of said Martin, South 03°06'28" East, 851.01 feet to an iron rod (found) at the northeast property corner of a tract of land conveyed to Jimmy Vaughn and wife, Barbara Vaughn as of record in Instrument No. 20041110-0135406, Register's Office for Davidson County, Tennessee; thence, with the northerly property line of said Jimmy Vaughn and wife, Barbara Vaughn, in part, North 82°26'27" West, 1146.00 feet to an iron rod (new); thence, leaving the northerly property line of said Vaughn, and with a new severance line through which this tract is a part of, North 55°40'09" West, 52.17 feet to an iron rod (new) situated approximately 10 feet from the edge of water of the existing pond; thence following approximately 10 feet of the edge of water of the existing pond, North 19°06'34" East, 18.33 feet to an iron rod (new); thence, North 21°10'03" West, 40.66 feet to an iron rod (new); thence, North 59°39'50" West, 35.90 feet to an iron rod (new); thence, North 79°09'56" West, 40.42 feet to an iron rod (new); thence, South 50°28'53'West, 86.03 feet to an iron rod (new); thence, South 20°00'20" West, 42.23 feet to an iron rod (new) in the centerline of an existing ditch; thence, with the centerline of the existing ditch, south 77°46'19" West, 26.63 feet to an iron rod (new); thence, South 51°58'38" west, 50.86 feet to an iron rod (new); thence, South 29°24'38" West, 24.82 feet to an iron rod (new); thence, South 63°45'04" West, 18.84 feet to an iron rod (new); thence South 42°14'23" West, 107.26 feet to an iron rod (new) in the northerly margin of a existing driveway and utility easement; thence, with the northerly margin of the existing driveway and utility easement, South 56°16'01" West, 16.91 feet to an iron rod (new); thence, South 63°01'44' West, 112.16 feet to an iron rod (new); thence, in a southwestwardly direction with a curve to the right having a

radius of 62.01 feet, a central angle of 34°22'03", for an arc length of 37.20 feet to an iron rod (new); said curve has a chord bearing and distance of South 80°12'45" West, 36.64 feet; thence, North 82°36'13" West, 48.82 feet to an iron rod (new); thence, North 79°21'03" West, 108.91 feet to an iron rod (new); thence, in a northwestwardly direction with a curve to the right having a radius of 209.08 feet, a central angle of 29°09'43", for an arc length of 106.42 feet to an iron rod (new); said curve has a chord bearing and distance of North 64°46'11" West, 105.27 feet; thence, North 50°11'20" West, 217.74 feet to an iron rod (new); thence, North 51°25'55" West, 251.89 feet to an iron rod (new); thence, in a northwestwardly direction with a curve to the left having a radius of 229.11 feet, a central angle of 07°00'44", for an arc length of 28.04 feet to an iron rod (new) in the southeasterly property line of Lot No. 3, as shown on the Plan of Resubdivision of Lot 2 Pewitt-Burke Subdivision, as of record in Plat Book 8250, page 632, Register's Office for Davidson County, Tennessee; said curve has a chord bearing and distance of North 54°56'17" West, 28.02 feet; thence, with the southeasterly property line of said Lot No. 3, in part, and the southeasterly property line of the aforementioned Lot 1, Pewitt-Burke Subdivision, North 33°59'58" East, 654.62 feet to the point of beginning and containing 1,667,226 square feet or 38.27 acres, more or less, as calculated by the above courses and distances.

The property conveyed herein is served by that perpetual, non-exclusive ingress, egress and utility easement described in Easement Agreement of record in Instrument No. 20131125-0120708, Register's Office for Davidson County, Tennessee, and is conveyed subject to all terms, conditions and other matters set out in said Easement Agreement.

Being the same property conveyed to Robert C. Fuller and Freda G. Fuller, husband and wife, by deed from Michael Smith and wife, Cristy Smith, recorded December 5, 2013, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantors further covenant with the Grantees, survivor and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

ROBERT C. FULLER

FREDA G. FULLER

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert C. Fuller** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 8th day of September, 2020.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 ROBERTSON COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Freda G. Fuller** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 8th day of September, 2020.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC Exp 5-16-2021 ROBERTSON COUNTY

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$625,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Theresa M Thomas
AFFIANT

SUBSCRIBED and SWORN to before me this the 8th day of September, 2020.

My Commission Expires: 3/12/2024

NOTARY PUBLIC/Register

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

