Karen Johnson Davidson County
Batch# 476911 DEEDWARR
09/16/2020 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20200916-0105756

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829169** Returned to MAGNOLIA TITLE & ESCROW 1104 Fatherland Street NASHVILLE, TN 37206	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 10th day of September, 2020. Notary Public My Commission Expires: RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

WARRANTY DEED

Address New Owner: Kevin Lynn Schey and Sandi Jo Schey 333 Fann Road Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 187 00 0 187.00

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 of which is hereby acknowledged, **Bobby Hall and Pamela Poteat, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Lynn Schey and Sandi Jo Schey, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin old in the Northwesterly right-of-way of Fann Road and being the Northeast corner of the Painter property of record in Instrument No. 20051130-0144098 and the Southwest corner of the House property of record in Instrument No. 20040304-0024776; Thence, with Painter's North line and generally with a fence, N 83 deg. 20' 52" W, 821.01' to an iron pin old near a fence corner and being in the Easterly line of Houston property of record in Instrument No. 20050217-0018135; Thence, with Houston's East line and generally with a fence, N 06 deg. 43' 44" E, 340.81' to an iron pin, old being the Southwest corner of the Sanford property of record in Instrument No. 20080114-0003820; Thence, with Sanford for the following 2 calls: S 83 deg. 20' 52" E, 518.44' to an iron pin old; S 28 deg. 51' 49" E, 110.44 to an iron pin new in a new common line between Tracts 1 & 2 being 26.40' from and parallel to an existing concrete driveway and being 28.61' from the Southwest corner of a wood barn; Thence, with the new common line between Tracts 1 & 2 for the following 13 calls: S 18 deg. 42' 28" E, 67.16' to an iron pin new; Along a curve to the left having a radius of 262.35', a delta angle of 07 deg. 22' 05", a chord bearing and distance of S 17 deg. 38' 20" E, 33.73' along an arc length of 33.74' to an iron pin new; S 23 deg. 41' 20" E, 32.445' to an iron pin new; Along a curve to the right having a radius of 206.82', a delta angle of 20 deg. 45' 22", a chord bearing and distance of S 10 deg. 49' 03" E, 63.71' along an arc length of 84.06' to an iron pin new; S 00 deg. 44' 59" W, 43.64' to an iron pin new; S 05 deg. 05' 08" W, 62.08' to an iron pin new; Along a curve to the left having a radius of 27.38', a delta angle of 39 deg. 05' 36", a chord bearing and distance of S 19 deg. 14' 00" E, 85.24' along an arc length of 86.91' to an iron pin new; Along a curve to the left having a radius of 376.75', a delta angle of 05 deg. 15' 35", a chord bearing and distance of S 42 deg. 39' 16" E, 33.84' along an arc length of 33.85' to an iron pin new; Along a curve to the left having a radius of 94.71', a delta angle of 28 deg. 15' 55", a chord bearing and distance of S 64 deg. S 81 deg. 32' 36" E, 44.95' to an iron pin new; Along a curve to the right having a radius of 96.57', a delta angle of 34 deg. 50' 51", a chord bearing and distance of S 62 deg. 53' 34" E. 57.83' along an arc length of 58.73' to an iron pin new; S 49 deg. 45' 59" E, 12.83' to an iron pin new; S 61 deg. 24' 10" E, 8.06' to an iron pin new being in the West line of said House property; Thence, with House's West line, S 13 deg. 42' 25" W, 16.14' to the point of beginning and containing 217,878 square feet, or 5.001 acres, more or less.

Being part of the same property conveyed to Bobby Hall and wife, Pamela Poteat by Warranty Deed from Claude Edward Sanford and wife, Brenda Sanford, of record in

Instrument No. 20080114-0003820, in the Register's Office of Davidson County, Tennessee, dated January 9, 2008 and recorded on January 14, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6436, Page 454.

Easement for Land Owners Association and Private Roadway, recorded in Book 6439, Page 461 and in Book 6444, Page 172, as amended in Book 6503, Page 842.

Easement for Overhead Line, recorded in Book 6769, Page 198.

Rights of upper and lower riparian owners to the flow of the waters of the Indian Creek river (or creek), free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Indian Creek river (or creek).

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 333 Fann Road Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 2020.

Bobby Hall

Pamela Poteat

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bobby Hall and Pamela Poteat, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2020.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

