**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29004

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

Karen Johnson Davidson County
Batch# 494171 DEEDWARR
10/13/2020 09:29:46 AM 2 pgs
Fees: $13.00 Taxes: $2,423.50

20201013-0118650

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 655,000.00.

KCW
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October, 2020

Jenna Lyn Preble
Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles Clark Warner and Kathryn Eden Warner | NEW OWNER | |
| 5330 Weber Road | | 07500012500 |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David Jarmoluk and wife, Carey Phillips Jarmoluk, formerly known as Carey Phillips,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Clark Warner and Kathryn Eden Warner, husband and wife,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Land in Davidson County, Tennessee, being the Southerly portion of the Jenkins Land, containing 5.26 acres, more or less, and described according to a survey made by Bruce Rainey & Associates, dated November 12, 1976, as follows:

Beginning at a point on the Easterly margin of Weber Road, said point being 998.94 feet from the corner of Weber Road and Old Hickory Boulevard; thence continuing with said margin, South 21 degrees 45 minutes 34 seconds West 260.13 feet to a point; thence leaving said Weber Road, South 63 degrees 12 minutes 28 seconds East 112.15 feet to a point; thence South 63 degrees 10 minutes 36 seconds East 141.88 feet to a point; thence South 63 degrees 16 minutes 30 seconds East 104.81 feet to a point; thence South 11 degrees 50 minutes 42 seconds West 239.81 feet to a point; thence South 63 degrees 13 minutes 00 seconds East 316.86 feet, more or less, to a point in the center of Stoner Creek; thence running with said creek North 4 degrees 46 minutes 46 seconds West 493.46 feet to a point; thence leaving said Creek North 43 degrees 39 minutes 25 seconds West 333.16 feet to a point; thence North 71 degrees 22 minutes 26 seconds West 290.00 feet to the point of beginning.

Being the same property conveyed to David Jarmoluk and Carey Phillips, husband and wife by Warranty Deed from John C. Zimmerman and wife, Ann Zimmerman (a/k/a John C. Zimmerman and Ann Zimmerman), of record in Instrument No. 20130711-0071882, Register's Office for Davidson County, Tennessee, dated July 08, 2013 and recorded on July 11, 2013. Carey Phillips is now known as Carey Phillips Jarmoluk.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5330 Weber Road, Hermitage, TN 37076.**

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 our hands this the 9 day of October, 2020.

David Jarmoluk by R. L. Moore, Attorney-in-Fact

Carey Phillips Jarmoluk by R. L. Moore, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **R. L. Moore,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **David Jarmoluk and Carey Phillips Jarmoluk,** and who acknowledged that she executed the same as the free act and deed of **David Jarmoluk and Carey Phillips Jarmoluk.**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Jarmoluk and Carey Phillips Jarmoluk,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9 day of October 2020.

My Commission expires: May 9, 2023

Notary Public

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023