Karen Johnson Davidson County
Batch# 510938 DEEDWARR
11/09/2020 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20201109-0131189

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2597TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of October, 2020.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Paige Neeley 2726 Greer Road Goodlettsville, TN 37072	SAME AS NEW OWNER.	011 00 0 153.00

WARRANTY DEED

FOR AND IN 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, **Geoffrey G. Sloan and Gail P. Sloan, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paige Neeley, a single woman and Jason Dye, a single man** 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:

Property known as 2726 Greer Road Goodlettsville, TN 37072, County of Davidson

Land in the Tenth Civil District of Davidson County, Tennessee, being a portion of the Waverly E. Williams property of record in Deed Book 4740, page 808 in the Register's Office of said County, and being Tract 5 on a plat of a survey of the division of said property dated May 5, 1988 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, and being more particularly described as follows:

BEGINNING at an iron pin on a curve in the easterly right-of-way (23 feet from the centerline) of Greer Road, said pin being northerly 1289.93 feet along said right-of-way from its intersection with the westerly boundary line of property owned by Martha Lois Morgan and Debbie L. Roberts, of record in Deed Book 5235, page 505 in the Register's Office of Davidson County, Tennessee; thence, with said right-of-way and curve concave to the West and having a radius of 1244.58 feet, northerly an arc distance of 84.42 feet to the point of tangency; thence, with said right-of-way, North 3 degrees 40 minutes 52 seconds East 15.82 feet to an iron pin; thence, leaving said right-of-way and severing the property of Waverly E. Williams, of record in Deed Book 4740, page 808 in said Register's Office, as follows: South 86 degrees 19 minutes 08 seconds East 87.10 feet to an iron pin, North 87 degrees 06 minutes 16 seconds East 145.68 feet to an iron pin, North 73 degrees 15 minutes 28 seconds East 132.80 feet to an iron pin, North 84 degrees 23 minutes 18 seconds East 105.66, North 67 degrees 08 minutes 30 seconds East 863.19 feet to an iron pin, North 9 degrees 57 minutes 01 seconds East 78.34 feet to an iron pin, North 19 degrees 25 minutes 30 seconds West 164.34 feet to an iron pin, North 4 degrees 32 minutes 10 seconds West 52.51 feet to an iron pin, North 75 degrees 44 minutes 49 seconds East 207.67 feet to an iron pin, North 29 degrees 57 minutes 38 seconds West 497.12 feet to an iron pin in the southerly boundary line of property owned by Ivey Point Church of Christ, of record in Deed Book 4052, page 575 in said Register's Office; thence with said boundary line and continuing with the southerly boundary lines of properties owned by Brace Bates, of record in Deed Book 5444, page 281, Charles R. Glasgow et ux, of record in Deed Book 4270, page 269, Ronald E. Chrisman, of record in Deed Book 6488, page 21, and Ray Glasgow et ux, of record in Deed Book 1907, page 434 in said Register's Office, North 85 degrees 30 minutes 00 seconds East 822.95 feet to an iron pin; thence, with the agreement westerly boundary line of property owned by Jim Sisco, of record in Deed Book 6129, page 33 in said Register's Office, South 5 degrees 19 minutes 45 seconds East 1160.93 feet to an iron pin in the northerly boundary line of property owned by John Frank Galbreath, of record in Deed Book 3804, page 742, in said Register's Office thence, with said northerly boundary line and continuing with the northerly boundary line of said Morgan and Roberts, South 89 degrees 39 minutes 27 seconds West 849.70 feet to an iron pin; thence, again severing said Williams' property, as follows: North 1 degrees 26 minutes 02 seconds West 105.13 feet to an iron pin, North 83 degrees 28 minutes 20 seconds West 536.78 feet to the Beginning containing 21.75 acres.

The above described tract is benefited by and subject to a 50 foot wide easement for the purpose of ingress and egress, said easement extends 25 feet to each side of its centerline being more particularly described as follows:

Beginning at an iron pin in the easterly right-of-way of Greer Road, said pin being at the common corner of the above described tract and Tract 3 on said survey of the Waverly E. Williams property; thence, with the common boundary line of said tracts as follows: South 86 degrees 19 minutes 08 seconds East 87.10 feet to an iron pin, North 87 degrees 06 minutes 16 seconds East 145.68 feet to an iron pin, North 73 degrees 15 minutes 28 seconds East 132.80 feet to an iron pin, North 84 degrees 23 minutes 18 seconds East 105.66 feet to an iron pin, North 67 degrees 08 minutes 30 seconds East 863.19 feet to an iron pin, North 9 degrees 57 minutes 01 second East 78.34 feet to an iron pin, North 19 degrees 25 minutes 30 seconds West 164.34 feet to an iron pin, North 4 degrees 32 minutes 10 seconds West 52.51 feet to an iron pin, North 75 degrees 44 minutes 49 seconds East 30.00 feet/

Being the same property conveyed to Geoffrey G. Sloan and Gail P. Sloan, husband and wife, by deed from Geoffrey G. Sloan dated 4/20/2004, recorded 20040510-0053356 filed of record in Book , Page , said Register's Office.

LTE File No.: 20-2597TN

Tax Map and Parcel ID is as follows 011 00 0 153.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2726 Greer Road, Goodlettsville, TN 37072

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 unemcumbered, 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 hand this 23rd day of October, 2020.

Geoffrey G. Sloan

Gail P. Sloan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2020, before me personally appeared **Geoffrey G. Sloan and Gail P. Sloan**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 23rd day of October, 2020.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty
My Commission Expires: 9/20/2021

