Karen Johnson Davidson County
Batch# 514222 DEEDWARR
11/12/2020 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20201112-0132875

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Laura Lonow
Affiant

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 5th day of November, 2020.

Brenda Huntsman
Notary Public:
My Commission Expires: 10/18/22

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Laura Lonow 166 Happy Valley Rd Goodlettsville, TN 37072	New Owner	P/O 006-00-0-041.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **R & A Properties, Inc.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Laura Lonow, married**, 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 in the 10th Civil District of Davidson County, Tennessee, being a portion of that property on Map/Parcel 006-00-0-041.00 which was conveyed to R & A Properties, Inc., by Ramona R. Jones, in a deed recorded in Instrument Number (I.N.) 20030305-0029143, Register's Office for Davidson County, Tennessee, (RODCT), and described as follows:

Beginning at a rail road spike (new), in the center of Happy Hollow Road, (Private Access Road), a corner of a tract of land which belongs to Gary K. Birdwell, having a deed reference in I.N. 20070904-0105831, RODCT, said rail road spike being located from an iron pin (old) located south of the center of Happy Valley Road, a common corner of said tract of land which belongs to Gary K. Birdwell, and a second tract of land which Gary K. Birdwell, having a deed reference in I.N. 201702016-0015962, RODCT, N 59°02'26" W, 49.50 feet; thence, N 42°14'28" E, 153.10 feet, to the point of beginning, the northeast corner of this tract and continuing, with the boundary of said first mentioned tract of land which belongs to Gary K. Birdwell, as follows: N 89°14'32" W, 66.22 feet to an iron pin (old); thence, S 49°27' 25" W, 292.80 feet to an iron pin (new), in the westerly boundary of said first mentioned tract of land which belongs to Gary K. Birdwell; thence with a new line, as follows: N 82°04'02" W, 88.13 feet to an iron pin (new); thence, S 13°04'34" W, 61.92 feet to an iron pin (new); thence, S 22°02'24" W, 278.51 feet to an iron pin (new), in the westerly boundary of said first mentioned tract of land which belongs to Gary K. Birdwell; thence with the boundary of said first mentioned tract of land which belongs to Gary K. Birdwell, as follows: S 46°10'02" W, 92.23 feet to an iron pin (new); thence, N 81°09'30" W, passing a common corner of said first mentioned tract of land which belongs to Gary K. Birdwell, and a tract of land which belongs to Lamon Enterprises, having a deed reference in I.N. 20200826-0096599 RODCT, and continuing on in all, 454.99 feet to an iron pin (new), a corner of said tract of land which belongs to Lamon Enterprises; thence, N 66°40'54" W, 229.50 feet to an iron pin (new), a corner of said tract of land which belongs to Lamon Enterprises; thence with a new line, as follows: N 16°38'39" E, 587.26 feet to an iron pin (new); thence, N 32°20'12" E, 32.36 feet to an iron pin (new); thence, N 12°50'12" E, 123.27 feet to an iron pin (new); thence, N 90°00'00" E, 396.80 feet to an iron pin (new); thence, S 68°41'33" E, 312.36 feet to a fence post (old); thence, S 34°29'47" E, 175.81 feet to an iron pin (new); thence, S 89°14'32" E, 203.26 feet to a rail road spike (new), in the center of Happy Valley Road; thence with the center of said road, as follows: S 12°31'49" W, 21.05 feet to a rail road spike (new); thence, S 37°05'28" E, 37.22 feet, to the point of beginning, containing 15.00 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated October 23, 2020, revised November 2, 2020.

BEING PART OF TRACT 6 of the property conveyed to R & A Properties, Inc. by Warranty Deed from Ramona R. Jones, dated 3/4/2003 and recorded 3/5/2003 in Instrument Number 20030305-0029143, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Restrictive Covenant for Detached Structure of record in Instrument Number 20060308-0027017, Register's Office for Davidson County, Tennessee.

Subject to Utility Easement of record in Instrument Number 20080604-0057156, Register's Office for Davidson County, Tennessee.

Subject to possible Rollback Taxes per Application for Greenbelt Assessment of record in Instrument Number 20050225-0021056, Register's Office for Davidson County, Tennessee.

This is (✓) improved (____) unimproved property, known as: 0 Happy Valley Rd., 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 Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 5th day of November, 2020.

R & A Properties, Inc.

BY: _____
Ron G. Wall, President

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ron G. Wall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the President of R & A Properties, Inc., a Tennessee Corporation, and that as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Corporation.

Witness my hand and official seal, this the 5th day of November, 2020.

_____
Notary Public:
Commission Expires: 10/18/22



True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or 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.

Brenda Huntsman

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Edie Sutherland, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Edie Sutherland

Notary's Signature

My Commission Expires: 9/20/2021
Notary's Seal (if on paper)

