PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 518050 **DEEDWARR**
11/18/2020 08:21:51 AM 3 pgs
Fees: $18.00 Taxes: $2,922.63
20201118-0135551

W & I Ref: (DM) Title No.: 61412
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Randy Roach Cheryl Roach 8692 Haselton Road Nashville, TN 37221	Studio Bank 124 12th Avenue S., Ste 400 Nashville, TN 37203

TAX MAP PARCEL NUMBERS: 16900013900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$789,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sheree Haselton Allen, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randy Roach and Cheryl Roach, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain tract or parcel of land lying and being situated in Davidson County, Tennessee, bounded in general by Haselton Road on the East, Suzanne H. Haselton remainder and Wilfred E. Haselton Family Trust on the South, Gregory Alan Smith on the West, J.H. Johnson and Tract 6 of Haselton Subdivision Section 2 on the North, and being more particularly described as follows, to-wit:

BEGINNING at an existing concrete monument on the West margin of Haselton Road (25' from the center), the Southeast corner of Lot 6 of Haselton Subdivision Section 2 (Ref. Plat Book 6050 Page 554 R.O.D.C.); thence leaving Lot 6 and with the West margin of Haselton Road, South 69 degrees 36 minutes 31 seconds East 78.80 feet to an iron pin set; thence with a new line, South 71 degrees 00 minutes 16 seconds West 602.79 feet to an iron pin set; thence South 86 degrees 16 minutes 36 seconds West 439.94 feet to an iron pin set in the East line of Wilfred E. Haselton Family Trust (Ref. Deed Book 11443 Page 912 R.O.D.C.); thence with Haselton's East line, South 02 degrees 43 minutes 19 seconds West 174.68 feet to an existing iron pin, the Northeast corner of Wilfred E. Haselton Family Trust second tract (Ref. Deed book 11443 Page 909 R.O. D.C); thence with Haselton Family Trust second tract, South 85 degrees 42 minutes 46 seconds West 597.24 feet to an existing iron pin; thence North 01 degree 47 minutes 06 seconds East passing the Southeast iron pin corner of Gregory Alan Smith (Ref. Deed Book 20020716 Page 85284 R.O.D.C.); at 179.11 feet in all 429.11 feet to an existing iron pin in the South line of J.H. Johnson (Ref. Deed Book 2492 Page 610 R.O.D.C.); thence leaving Smith and with Johnson's South line, South 87 degrees 20 minutes 17 seconds East 484.39 feet to an existing iron pin in the West line of the aforementioned Lot 6 of the Haselton Subdivision; thence leaving Johnson and with the West line of Lot 6, South 06 degrees 10 minutes 00 seconds West 145.97 feet to an existing concrete monument, Lot 6's Southwest corner; thence with Lot 6's South lines, North 86 degrees 16 minutes 36 seconds East 552.55 feet to an existing concrete monument; thence North 71 degrees 00 minutes 16 seconds East 535.19 feet to the point of beginning, containing 6.15 acres, more or less, according to a survey by Randolph L. Chapdelaine, R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062, and dated February 11, 2003.

In favor of the above tract is a non-exclusive 50' ingress-egress easement running from Haselton Road through the South boundary of Lot 6 of the Haselton Subdivision Section 2 to the East line of the above tract and then also being subject to a 50' non-exclusive ingress-egress and utility easement running through the center of the above tract described as follows:

BEGINNING at an existing concrete monument, the beginning of a 50' ingress-egress easement in favor of the above tract on the West margin of Haselton Road (25' from the center), the Southeast corner of Lot 6 of Haselton Subdivision Section 2 (Ref. Plat Book 6050 Page 554 R.O.D.C.); thence leaving Haselton Road and with the South line of Lot 6, South 71 degrees 00 minutes 16 seconds West 535.19 feet to an existing concrete monument; thence

South 86 degrees 16 minutes 36 seconds West 552.55 feet to an existing concrete monument, the Southwest corner of Lot 6; thence continuing with a 50' ingress-egress & utility easement and running through and being subject to the above tract, South 86 degrees 16 minutes 36 seconds West 98.37 feet to a point; thence South 65 degrees 24 minutes 01 second West 201.31 feet to a point; thence South 73 degrees 01 minute 03 seconds West 79.73 feet to a point; thence South 83 degrees 39 minutes 28 seconds West 84.68 feet to a point; thence North 85 degrees 54 minutes 25 seconds West 35.56 feet to a point; thence North 01 degrees 47 minutes 06 seconds East passing the Southeast iron pin corner of Gregory Alan Smith (Ref. Deed Book 20020716 Page 85284 R.O.D.C) at 37.57 feet in all 50.04 of the above ingress-egress and utility easement, South 85 degrees 54 minutes 25 seconds East 33.16 feet to a point; thence North 83 degrees 59 minutes 28 seconds East 75.46 feet to a point; thence North 73 degrees 01 minute 03 seconds East 71.60 feet to a point; thence North 65 degrees 24 minutes 01 second East 207.20 feet to a point; thence North 86 degrees 16 minutes 36 seconds East 116.30 feet to an existing iron pin in the West line of the aforementioned Lot 6; thence in favor of the above tract with the 50' ingress-egress easement, North 86 degrees 16 minutes 36 seconds East 537.13 feet to a point; thence North 71 degrees 00 minutes 16 seconds East 467.59 feet to a concrete monument on the West margin of Haselton Road; thence with Haselton Road, South 69 degrees 36 minutes 31 seconds East 78.79 feet to the point of beginning.

In favor of the Wilfred E. Haselton Family Trust and Claude Smith, et al. is a 50' non-exclusive utility easement running from Haselton Road to an existing 50' ingress-egress and utility easement running through the above tract, more particularly described as follows:

BEGINNING at a concrete monument on the West margin of Haselton Road, the Southeast corner of Lot 6 of the Haselton Subdivision Section 2 (Ref. Plat Book 6050 Page 554 R.O.D.C.); thence leaving Lot 6 and with the South margin of Haselton Road, South 69 degrees 36 minutes 31 seconds East 78.80 feet to a point; thence leaving Haselton Road, South 71 degrees 00 minutes 16 seconds West 602.79 feet to a point; thence South 86 degrees 16 minutes 36 seconds West 439.94 feet to a point in the East line of the above tract; thence South 86 degrees 16 minutes 36 seconds West 178.79 feet to a point; thence North 06 degrees 10 minutes 00 seconds East 50.75 feet to a point in the South line of an existing 50' ingress-egress & utility easement; thence with the South line of said existing easement, North 86 degrees 16 minutes 36 seconds East 50.94 feet to an existing concrete monument, the Southwest corner of the aforementioned Lot 6 of Haselton Subdivision; thence with the South line of Lot 6, North 86 degrees 16 minutes 36 seconds East 552.55 feet to an existing concrete monument; thence North 71 degrees 00 minutes 16 seconds East 535.19 feet to the point of beginning, according to a survey by Randolph L. Chapdelaine, R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062, on January 29, 2003.

RESTRICTION: The 50' easement strip running from Haselton Road to the subject property shall not be utilized for a road but for utility purposes only. No trees shall be cut from said property except those necessary for placing utilities on the property.

Being the same property conveyed to Carroll W. Allen and wife, Sheree H. Allen, by Warranty Deed from Suzanne Haselton, an unmarried person, dated December 13, 2004 and recorded on February 18, 2005, of record in Inst. No. 20050218-0018539, Register's Office for Davidson County, Tennessee. by Quitclaim Deed dated August 27, 2007, recorded September 4, 2007, of record in Inst. No. 20070904-0105323, said Register's Office, subject property was conveyed to Sheree Haselton Allen.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2021 and subsequent years; Restrictions of record in Book 104, page 430, Register's Office for Davidson County, Tennessee; Restrictions contained in Inst. No. 20040127-0010189, restated in Inst. No. 20050218-0018538, Inst. No. 20050218-0018539, and Inst. No. 20070904-0105323, said Register's Office; Agreement for easement of record in Book 9816, page 599, said Register's Office; Easement for the flow of Pritchett Creek over so much of the premises as my lie therein.

This is improved property, known as 8692 Haselton Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of November, 2020.

Sheree Haselton Allen

Sheree Haselton Allen

State of Tennessee

County of Davidson

On this 10th day of November, 2020, before me the undersigned authority, personally appeared Sheree Haselton Allen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $789,900.00.

Affiant

Sworn and subscribed before me this ~~10th~~ 13th day of November, 2020.

Notary

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022