Karen Johnson Davidson County
Batch# 518553 DEEDWARR
11/19/2020 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20201119-0136228

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~16th~~ 17th day of November, 2020

Notary Public

MY COMMISSION EXPIRES: 10-21-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Daniel W. Underwood and Belinda Leigh Underwood	New Owner	12-163
(NAME)	(NAME)	12-12
1974 & 1986 Baker Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202953

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, I/we, **William G. Grimes and Anita Grimes, husband and wife,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Daniel W. Underwood and Belinda Leigh Underwood, 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. :

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described as follows:

Tract 1: Beginning at an iron pin in the southerly margin of Baker Road, said point of beginning being N 65°00'49"W 183.62 feet to a point; thence N 53°22'38" 31.34 feet from an existing iron pin at the NW corner of property conveyed to Michael Wayne Christian by deed of record in Book 6093, page 125, Register's Office for Davidson County, Tennessee; thence S 54°38'20"W 487.26 feet with the centerline of a 25' wide joint use ingress and egress easement to an iron pin; thence S 86°20'20"W 351.92 feet, passing through the southwesterly corner of said 25 foot easement at 23.79 feet to an iron pin; thence N 30°24'46"E 711.65 feet to an iron pin in the southerly margin of Baker Road; thence S 49°26'36" 241.47 feet with said southerly margin of Baker Road to an iron pin; thence S 53°22'38"E 255.24 feet continuing with said southerly margin of Baker Road to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to William G. Grimes by Warranty Deed from Felix J. Neely and wife, Nancy Neely, dated January 19, 1988 and filed of record in Book 7453, page 605, Register's Office for Davidson County, Tennessee.

Tract 2: Beginning at an iron pin in the southerly margin of Baker Road, said iron pin being the NW corner of property conveyed to Michael Wayne Christian by deed of record in Book 6093, page 125, Register's Office for Davidson County, Tennessee; thence S 51°51'39"W 760.47 feet, with said Christian's west line to an iron pin; thence N 83°23'12"W 68.24 feet to an iron pin; thence N 80°16'27"W 131.72 feet to an iron pin; thence N 79°08'52"W 185.39 feet to an iron pin; then N 84°41'28"W 83.88 feet to an iron pin; thence N 87°20'07"W 117.90 feet to an iron pin; thence N 87°20'20"W 326.70 feet to an iron pin; thence N 87°46'27"W 221.73 feet to an iron pin; thence N 31°59'01" E 1301.30 feet to an iron pin the southerly margin of Baker Road; thence with said southerly margin of Baker Road as follows: S 55°26'21"E 440.33 feet to an iron pin; S 49°26'36"E 365.74 feet to an iron pin; S 53°22'38"E 286.58 feet to an iron pin; S 65°00'49"E 183.62 feet to the point of beginning, containing 25.01 acres, more or less, EXCLUDING 5.00 acres, more or less, contained therein and previously conveyed to William G. Grimes by deed of record in Book 7453, page 605 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William G. Grimes by Warranty Deed from William G. Grimes and Felix J. Neely, dated February 3, 1992 and filed of record in Book 8541, page 585, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1974 & 1986 Baker Road, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of November, 2020

William G. Grimes

Anita Grimes

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William G. Grimes and Anita Grimes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th of November, 2020.

Christine L. Lind
Notary Public
My Commission Expires: 11.22.21



True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024
Notary's Seal (if on paper)

