Karen Johnson Davidson County
Batch# 564462 DEEDWARR
01/29/2021 12:18:30 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20210129-0013446

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3249

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of January, 2021

Notary Public

Commission Expires: _____

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Colton A. Jackson 2239 Ingram Road Whites Creek, TN 37189	Fifth Third Bank National Association P.O. Box 391197 Solon, OH 44139	031-00-0-156.00

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, I/WE,

Charles Vaughn and wife, Tiffany Vaughn,
Jimmy Vaughn and wife, Barbara Vaughn,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Colton A. Jackson, 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:

Being a certain portion or tract of land lying in the 2nd Civil District of Davidson County, Tennessee. Being more particularly described as follows:

Beginning at an iron rod found at the southwest corner of Lot 2 of the Resubdivision of Lot 2 Pewitt Burke subdivision, as recorded in plat book 8260 page 377. Thence; along the south lines of lot 2 the following two (2) calls; S 63°-20'-10" E a total distance of 308.96' to a an iron rod found. Thence; S 49°-59'-27" E a total distance of 89.00' to an iron rod found. Thence; leaving the south line of lot 2 and across the common line of Tax Map 31 Parcel 156.00 and Tax Map 31 Parcel 66.00, S 14°-35'-48" E a total distance of 668.36' to an iron rod set, Thence; the following Three (3) new calls: around an existing pond, N 75°-24'-12" E a total distance of 40.00' Thence; along a curve to the right, having a central angle of 164°-18'-49" a radius of 45.08' a length of 129.28' and a chord bearing of N 14°-35'-48" W and a distance of 89.32' to an iron rod set, Thence: S 75°-24'-12" W a total distance of 40.00' to an iron rod set. Thence; along the common lines of Tax Map 31 Parcel 156.00 and Tax Map 31 Parcel 66.00 the following Two (2) Call; S 14°-35'-48" E a total distance of 92.47' to an iron rod found, Thence; S 46°-20'-33" W a total distance of 2080.00' to a an iron rod found, Thence; along the north line of Tax Map31 Parcel 91.00 N 84°-08'-11" W a total distance of 577.49' to a corner post found. Thence; along the common line of Tax Map 31 Parcel 100.00 the following five (5) Calls: N 07°-50'-28" E a total distance of 912.34' to an iron rod found, Thence; N 03°-03'-13" E a total distance of 222.68' to an iron rod found. Thence; N 08°-42'-14" E a total distance of 365.38' to an iron rod found. Thence; N 08°-42'-45" E a total distance of 300.00' to an iron rod found. Thence; N 04°-46'-04" E a total distance of 611.55' to an iron rod found, Thence; across the south lines of Tax Map 31 Parcel 62.00 and Tax Map 31 Parcel 63.00 the following seven (7) calls: N 74°-32'-15" E a total distance of 213.83' to an iron rod found. Thence; S 89°-12'-45" E a total distance of 245.00' to an iron rod found. Thence; S 73°-09'-16" E a total distance of 59.40' to an iron rod found. Thence; S 56°-15'-12" E a total distance of 218.60' to an iron rod found. Thence; S 79°-38'-25" E a total distance of 149.96' Thence; N 72°-09'-48" E a total distance of 385.67' Thence; S 82°-04'-16" E a total distance of 28.83' To the point of beginning. Containing 3,464,286.9 Square Feet 79.5 Acres more or less.

This conveyance is both subject to and served by a 25 foot ingress/egress easement as shown on survey dated 8/10/2020 by Crow Land Surveying for 2239 and 2243 Ingram Road and being more particularly described as follows:

Being a certain portion or tract of land lying in the 2nd Civil District of Davidson County, Tennessee. Being 25' wide for an ingress/egress easement. Across Tax Map 31 Parcel 66.00 Being more particularly described as follows:
Commencing at an iron rod found at the southwest corner of Lot 2 of the Resubdivision of Lot 2 Pewitt Burke subdivision, as recorded in plat book 8260 page 377. Thence; along the south lines of lot 2 the following two (2) calls; S 63°-20'-10" E a total distance of 308.96' to a an iron rod found. Thence; S 49°-59'-27" E a total distance of 89.00' to an iron rod found. Thence; leaving the south line of lot 2 and across the common line of Tax Map 31 Parcel 156.00 and Tax Map 31 Parcel 66.00 S 14°-35'-48" E a total distance of 668.36' to an iron rod set, Thence; the following Three new calls: around an existing pond. N 75°-24'-12" E a total distance of 40.00' Thence; along a curve to the right, having a central angle of 164°-18'-49" a radius of 45.08' a length of 129.28' and a chord bearing of N 14°-35'-48" W and a distance of 89.32' to an iron rod set, Thence: S 75°-24'-12" W a total distance of 40.00' to an iron rod set. Thence; S 14°-35'-48" E a total distance of 22.67' to the point of beginning.

Thence; along Tax Map 31 Parcel 66.00 the following Five (5) calls: along a curve to the left having a central angle of 08°-45'-35" with a radius of 747.05' a length of 114.21' and a chord bearing of N 81°-24'-49" E and a chord distance of 114.10' Thence; along a curve to the left having a central angle of 20°-17'-02" with a radius of 869.27' a length of 307.74' and a chord bearing of N 55°-39'-15" E and a chord distance of 306.13' Thence; N 65°-43'-30" E a total distance of 42.78' Thence; along a curve to the left having a central angle of 39°-59'-37" with a radius of 157.38' a length of 109.85 ' and a chord bearing of N 57°-50'-42" E and a chord distance of 107.63' Thence; along a curve to the left having a central angle of 11°-43'-28" with a radius of 18.29' a length of 3.74' and a chord bearing of N 24°-26'-37" E and a chord distance of 3.74' said point being on the south line of an ingress/egress/utility easement and agreement as recorded in instrument no. 20131121-0119927. Thence; along said easement S 74°-20'-20" E a total distance of 24.49' Thence; leaving said easement and across Tax Map 31 Parcel 66.00 the following Six (6) calls: S 22°-26'-51" W a total distance of 11.99' Thence;
along a curve to the right having a central angle of 39°-32'-44" with a radius of 182.38' a length of 125.88 ' and a chord bearing of S 57°-12'-18" W and a chord distance of 123.39' Thence; S 65°-43'-30" W a total distance of 37.21' Thence; along a curve to the right having a central angle of 20°-09'-13" with a radius of 894.27' a length of 314.56 ' and a chord bearing of S 55°-52'-36" W and a chord distance of 312.94' Thence; along a curve to the right having a central angle of 08°-36'-08" with a radius of 772.05' a length of 115.91 ' and a chord bearing of S 81°-09'-08" W and a chord distance of 115.81' Thence; N 14°-35'-48" W a total distance of 25.40' To the point of beginning. Containing 14,810.9 Square Feet 0.3 Acres more or less.

Being a portion of the same property conveyed to Jimmy Vaughn and wife, Barbara Vaughn, by Quitclaim Deed from Michael Smith and wife, Cristy Smith, of record in Instrument No. 20131121-0119928, Register's Office for Davidson County, Tennessee, dated September 24, 2013 and recorded on November 21, 2013.

Being a portion of the same property conveyed to Charles E. Vaughn by Warranty Deed from Jimmy Vaughn and wife, Barbara Vaughn of record in Instrument No. 20050615-0068153, Register's Office for Davidson County, Tennessee, dated June 10, 2005 and recorded on June 15, 2005.

Being a portion of the same property conveyed to Charles Vaughn and wife, Tiffany Vaughn by Quitclaim Deed from Charles E. Vaughn of record in Instrument No. 20070711-0082541, Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on July 11, 2007.

Being also known as 2239 Ingram Road, Whites Creek, Tennessee 37189.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2239 Ingram Road, Whites Creek, TN 37189

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 so 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.

Charles Easton Vaughn executes this instrument on behalf of Jimmy Vaughn pursuant to a Durable Power-of-Attorney dated August 6, 2020 and filed for record in Instrument No 20200824-0095545 in the Register's Office of Davidson County, Tennessee.

Charles Easton Vaughn executes this instrument on behalf of Barbara Vaughn pursuant to a Durable Power-of-Attorney dated August 6, 2020 and filed for record in Instrument No 20200824-0095546 in the Register's Office of Davidson County, Tennessee.

Dated this the 28th day of January, 2021.

Charles Vaughn

Tiffany Vaughn

Jimmy Vaughn by Charles Easton Vaughn as Attorney in Fact

Barbara Vaughn by Charles Easton Vaughn as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Vaughn and Tiffany Vaughn** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of January, 2021.

Notary Public
My Commission Expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Charles Easton Vaughn as Attorney in Fact for Jimmy Vaughn and Barbara Vaughn, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Jimmy Vaughn and Barbara Vaughn, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of January, 2021.

Notary Public
My Commission Expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

(Notary Seal)

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021