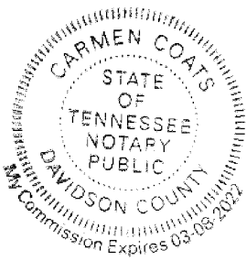
Karen Johnson Davidson County
Batch# 652215 DEEDWARR
06/09/2021 08:15:30 AM 6 pgs
Fees: $33.00 Taxes: $2,222.57
20210609-0077060

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $600,694.00. Affiant Subscribed and sworn to before me, this the 28th day of May, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Darci Darnell Bolenbaugh and Kyle Bolenbaugh	New Owner(s)	025-00-0-156.00 & 025-00-0-185.00 & 025-00-0-003.00 & 025-00-0184.00
617 South Garfield Street		
Hinsdale, IL 60521		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ARCHIE THOMAS GRANT, III, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DARCI DARNELL BOLENBAUGH AND KYLE BOLENBAUGH, HUSBAND AND WIFE** , HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1 (025-00-0-156.00):
Being a tract of land lying in Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod at the north east corner of the property conveyed to Ronald L. Sarver et ux of record in Book 6491, Page 573 at the Register' s office for Davidson County, Tennessee; Thence with the southerly property line of J.P. Stamper et ux of record in Book 1915, Page 449, South 80 deg 59 min 51 sec East, 1051.77 feet to an existing iron rod at a corner common with the property of R. Dale Andrews and Patti L. Andrews of record in Instrument Number 20050301-0022412;

Thence with the westerly property line of said Andrews for the following four calls:
1) South 04 deg 56 min 05 sec East, 583.88 feet to an existing iron rod,
2) South 29 deg 39 min 00 sec West, 178.19 feet to an existing iron rod,
3) South 89 deg 15 min 37 sec West, 245.68 feet to an existing iron rod,
4) South 24 deg 12 min 27 sec West, 341.27 feet to corner common with the property of Archie Grant III of record in Book 9202, Page 346;

Thence with the westerly property line of Archie Grant III for the following two calls:
1) South 39 deg 27 min 38 sec West, 222.00 feet to a point,
2) South 01 deg 48 min 33 sec West, 131.02 feet to existing iron rod at a corner common with the property of Wayne Edward Suey et ux of record in Book 11430, Page 745;

Thence with the northerly property line of said Suey, North 82 deg 42 min 35 sec West, 1125.64 feet to an existing iron rod at a corner common with a Boundary Survey of Robert Cope Property of record in Book 5210, Page 389;

Thence with the easterly property line shown on said Boundary Survey of Robert Cope Property for the following five calls:
1) North 22 deg 26 min 02 sec West, 200.86 feet to a point,
2) North 11 deg 31 min 18 sec West, 92.93 feet to a point,
3) North 00 deg 40 min 42 sec East, 243.59 feet to a point,
4) North 11 deg 56 min 42 sec East, 55.40 feet to a point,
5) North 39 deg 24 min 42 sec East, 72.48 feet to an existing iron rod at a corner common with the Final Plat of Gary and Anna Hoopla Property of record in Book 9700, Page 824;

Thence with the southerly line of said Final Plat of Gary and Anna Haapla Property for the following five calls:
1) South 58 deg 01 min 18 sec East, 37.80 feet to an existing iron rod,
2) South 25 deg 04 min 18 sec East, 270.10 feet to a point,
3) South 30 deg 56 min 18 sec East, 303.50 feet to on existing iron rod,
4) South 67 deg 09 min 02 sec East, 169.24 feet to an existing railroad spike,
5) North 64 deg 55 min 58 sec East, 132.40 feet to on existing iron rod on the southerly property line of said Ronald L. Sarver et ux;

Thence first with the southerly property line of said Sarver and then Sarver's easterly property line for the following six calls:
1) North 50 deg 5B min 29 sec East, 155.10 feet to an existing iron rod,
2) South 67 deg 19 min 31 sec East, 226.20 feet to an existing iron rod,
3) North 00 deg 08 min 31 sec West 131.30 feet to an existing iron rod,
4) North 06 deg 36 min 29 sec East, 247.10 feet to an existing iron rod,
5) North 27 deg 13 min 44 sec West, 49.21 feet to an existing iron rod,
6) North 15 deg 17 min 31 sec West, 879.38 feet to the point of beginning, containing 1,232,825 square feet or 28.302 acres more or less.

Tract 2 (025-00-0-185.00 and 025-00-0-003.00):
Being a tract of land lying in Davidson County, Tennessee and being more particularly described as follows:

Commencing at an existing iron rod on the northerly right-of-way line of Hitt Lane at a corner common with the properly of Joyce F. Jackson of record in Book 11291, Page 257,

Thence leaving the northerly right-of-way line of Hitt Lane with the easterly property line of Joyce F. Jackson, North 02 deg 57 min 50 sec East, 20.40 feet to the true point of beginning for this tract,

Thence with the northerly property line of said Joyce F. Jackson for the following nine calls:
1) South 76 deg 57 min 50 sec West, 244.20 feet to an existing iron rod,
2) south 58 deg 33 min 34 sec West, 130.27 feet to an existing iron rod,
3) North 89 deg 29 min 17 sec West, 415.38 feet to an existing iron rod,
4) North 65 deg 02 min 06 sec West, 207.24 feet to a point,
5) North 60 deg 27 min 54 sec West, 498.28 feet to a fence post,
6) North 82 deg 08 min 50 sec West, 586.55 feet to a fence corner in a birch tree,
7) South 67 deg 26 min 53 sec West, 527.65 feet to an existing iron rod,
8) South 63 deg 00 min 56 sec West, 248.49 feet to an existing railroad spike,
9) South 08 deg 55 min 18 sec West, 230.97 feet to an existing iron rod at a corner common with
the property of Wayne Edward Suey et ux,

Thence with the northerly properly line of Wayne Edward Suey, et ux, South 80 deg 31 min 55 sec West, 814.03 feet to a fence post,

Thence with the easterly line of Wayne Edward Suey, et ux, North 09 deg 52 min 47 sec East, 357.02 feet to an existing iron rod at a comer common with the property of Archie T. Grant Jr. and wife, Ruby J. Grant of record in Book 6123, Page 475,

Thence with the easterly property line of Archie T. Grant Jr. and wife for the following two calls:
1) North 01 deg 48 min 33 sec East, 131.02 feet to a point,
2) North 39 deg 27 min 38 sec East, 222.00 feet to a point at a corner common with the property of R. Dale Andrews and Patti L. Andrews of record in Instrument Number 20050301-0022412,

Thence with the southerly property line of said Andrews for the following four calls:
1) North 69 deg 24 min 12 sec East, 714.56 feet to a fence post,
2) North 65 deg 27 min 08 sec East, 562.67 feet to an existing iron rod,
3) North 67 deg 25 min 55 sec East, 174.78 feet to an existing iron rod,
4) South 79 deg 51 min 44 sec East, 66.17 feet to an existing iron rod at a corner common with the property of said William N. Gore Jr. et ux,

Thence with the southerly property line of Gore for the following three calls:
1) South 69 deg 08 min 46 sec East, 1385.07 feet to an existing iron rod,
2) South 85 deg 30 min 20 sec East, 256.52 feet to an existing iron rod,
3) North 84 deg 04 min 22 sec East, 384.70 feet to a point at a corner common with the property of Sylvia M. Grant of record in Book 9202, Page 342,

Thence with the westerly properly line of Sylvia M. Grant, South 05 deg 25 min 03 sec West, 339.43 feet to the point of beginning, containing 1,762,143 square feet or 40.453 acres more or less.

Tract 3 (025-00-0-184.00):
Being a tract of land lying in Davidson County, Tennessee and being more particularly described as follows:

Commencing at an existing iron pipe on the northerly right-of-way line of Hint Lane and a corner common with the property of William N. Gore, Jr. et ux of record in Book 3647, Page 325 at the Register's office for Davidson County, Tennessee,

Thence with the northerly right-of-way line of Hilt Lane for the following two calls:
1) South 57 deg 32 min 41 sec West, 139.19 feet to an existing concrete monument,
2) South 64 deg 49 min 30 sec West, 213.80 feet to the true point of beginning, a corner common with Lot 1, Archie Grant Subdivision of record in Plat Book 5190, Page 637;

Thence continuing with the northerly right-of-way line of Hitt Lane for the following two calls:
1) South 64 deg 49 min 30 sec West, 400.18 feet to a point,
2) South 57 deg 18 min 31 sec West, 150.43 feet to an existing iron rod,

Thence leaving the northerly right-of-way line of Hitt Lane with the easterly properly line of Joyce F. Jackson, North 02 deg 57 min 50 sec East, 20.40 feet to a corner common with the property of Archie T. Grant, Ill of record in Book 9206, Page 670;

Thence with the easterly property line of Archie T. Grant, III North 05 deg 25 min 03 sec East, 339.43 feet to a point on the southerly property line of said William N. Gore Jr. et ux, Thence with the southerly property line of William N. Gore Jr. et ux, North 84 deg 04 min 22 sec East, 384.70 feet to an existing iron rod at a comer common with said Lot 1 of Archie Grant Subdivision;

Thence with the westerly line of said Subdivision, South 26 deg 29 min 24 sec East, 163.73 feet to
the point of beginning, containing 109,095 square feet or 2.505 acres more or less.

Tract 1 (025-00-0-156.00):
Being the same property conveyed to Archie T. Grant, Jr. and wife, Ruby J. Grant by Warranty Deed from William N. Gore, Jr. and wife, Mary A. Gore of record in Book 6123, Page 473, Register's Office for Davidson County, Tennessee, dated August 25, 1983 and recorded on August 26, 1983. The said Ruby J. Grant aka Ruby Jean Grant died on or about April 20, 2014, leaving Archie T. Grant, Jr as tenant by the entirety. The said Archie T. Grant, Jr. aka Archie Thomas Grant, Jr. died testate on or about January 13, 2017 devising the subject property to his son, Archie Thomas Grant, III under his Last Will and Testament of record in Case No. 2017-CP-000365-O, in the Circuit Court for Orange County, Florida, also of record in Instrument No. 20170622-0062943, in the Register's Office for Davidson County, Tennessee. Also see Affidavit of Inheritance of record in Instrument No. 20170622-0062944, in the Register's Office for Davidson County, Tennessee.

Tract 2 (025-00-0-185.00 and 025-00-0-003.00):
Being the same property conveyed to Archie T. Grant, III by Quitclaim deed from Archie T. Grant, Jr. and wife, Ruby Jean Grant of record in Instrument No. 20121121-0107532 Register's Office for Davidson County, Tennessee, dated November 13, 2012 and recorded on November 21, 2012. (Value of consideration shown in aforementioned deed $0.) Further, being the same property conveyed to Archie T. Grant, III, with a Life Estate reserved unto Archie T. Grant, Jr. and wife Ruby Jean Grant and Ruby May Grant, by Deeds from Archie T. Grant, Jr., joined by his wife Ruby Jean Grant and Ruby May Grant, an un-remarried widow, of record in Book 9202, Page 346, and Book 9206, Page 670, Register's Office for Davidson County, Tennessee, and further conveyed to Archie T. Grant, III from Ruby May Grant as Grantor, joined by Archie T. Grant, Jr. and wife Ruby Jean Grant, by Quitclaim Deed of record in Instrument Number 20070604-0065674, said Register's Office. Said quitclaim Deed was executed solely for the purpose of terminating the life estate of the Grantor, Ruby May Grant, previously reserved under said Deeds of record in Book 9202, Page 346, and Book 9206, Page 670, said Register's Office.

Tract 3 (025-00-0-184.00):
Being the same property conveyed to Archie T. Grant, III by Quitclaim deed from Archie T. Grant, Jr. and wife, Ruby Jean Grant of record in Instrument No. 20121121-0107531 Register's Office for Davidson County, Tennessee, dated November 13, 2012 and recorded on November 21, 2012. (Value of consideration shown in aforementioned deed $0.) Further, being the same property conveyed to Sylvia M. Grant, with a Life Estate reserved unto Archie T. Grant, III, and wife Ruby Jean Grant and Ruby May Grant, by Deed from Archie T. Grant, Jr., joined by his wife Ruby Jean Grant and Ruby May Grant, an un-remarried widow, of record in Book 9202, Page 342, Register's Office for Davidson County, Tennessee, and further conveyed to Archie T. Grant, III from Sylvia M. Grant as fee title owner and/or remainderman, joined by Archie T. Grant, Jr. and wife Ruby Jean Grant, Life Estate Joint Tenants with Full Rights of Survivorship, collectively called the Grantors, by Quitclaim Deed of record in Instrument Number 20070604-0065673, said Register's Office. Said quitclaim Deed was executed solely for the purpose of terminating the life estate of Ruby May Grant, previously reserved under said Deeds of record in Book 9202, Page 342, said Register's Office.

Being also known as 0 Dry Creek Road Goodlettsville, Tennessee 37072.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 0 Hitt Lane and Dry Creek Road, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of May, 2021.

Archie Thomas Grant, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Archie Thomas Grant, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of May, 2021.

Notary Public

My Commission Expires: 1-6-25



True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022