BOX 10-A

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Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 671038 **DEEDWARR**
07/06/2021 10:14:55 AM 3 pgs
Fees: $18.00 Taxes: $1,579.90

20210706-0090539

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 427,001.00

Affiant

Subscribed and Sworn before me this 2nd day of July, 2021.

Notary Public
My commission expires:

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Glenn Yates 4888 Bull Run Road, Ashland City, TN 37015	The same	046-00-0-085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Harry A. Wagner, a single man** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Glenn Yates, unmarried,** "the Grantee," the following described real estate in Davidson, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY SOUTHERN LAND ASSOCIATES, INC., LAND SURVEYORS, DATED NOVEMBER 16, 1978, AND DESCRIBED AS FOLLOWS:

BEGINNING ATA POINT IN THE NORTHERLY MARGIN OF A ROADWAY, SAID POINT BEING IN THE ORIGINAL EASTERLY BOUNDARY LINE OF THE PROPERTY CONVEYED TO HERBERT SMITH AND WIFE, OF RECORD IN BOOK 2647, PAGE 621, REGISTER'S OFFICE FOR SAID COUNTY; THENCE, NORTH 30 DEGREES 44 MINUTES 03 SECONDS WEST 808.26 FEET; THENCE, NORTH 3 DEGREES 45 MINUTES 00 SECONDS EAST 2587.37 FEET; THENCE, NORTH 86 DEGREES WEST 264 FEET; THENCE, SOUTH 3 DEGREES 45 MINUTES 00 SECONDS WEST 2772 FEET; THENCE, SOUTH 30 DEGREES 54 MINUTES 53 SECONDS EAST 897.69 FEET ON THE NORTHERLY MARGIN OF SAID ROADWAY; THENCE, WITH THE SAME NORTH 43 DEGREES 17 MINUTES 41 SECONDS EAST 331.37 FEET TO THE BEGINNING, CONTAINING 22.382 ACRES, MORE OR LESS.

Being the same property conveyed to Harry A. Wagner, an unmarried person, by Warranty Deed from Randall Puckett, an unmarried man, dated 10/31/2013, of record in Instrument No. 20131106-0115045, Register's Office for Davidson County, Tennessee.

THE CONVEYANCE OF THE ABOVE DESCRIBED PARCEL OF LAND IS SUBJECT TO THE FOLLOWING:

1) GRANT OF TRANSMISSION LINE EASEMENT OF RECORD IN BOOK 1318, PAGE 199, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; 2) CONVEYANCE OF WATER EASEMENTS OF RECORD IN BOOK 6418, PAGE 235, IN BOOK 6400, PAGE 710, AND IN BOOK 6615, PAGE 687, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; 3) AGREEMENT FOR DEDICATION OF EASEMENT FOR WATER MAINS AND APPURTENANCES OF RECORD IN BOOK 6642, PAGE 453, AND IN BOOK 6642, PAGE 454, SAID REGISTER'S OFFICE; 4) PIPELINE RIGHT-OF-WAY EASEMENT OF RECORD IN BOOK 8676, PAGE 53, SAID REGISTER '5 OFFICE; 5) SUBJECT TO THE RIGHT-OF-WAY OF ANY ROAD WHICH MAY LIE ON SAID PREMISES; AND, 6) TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED AND PAID BY THE GRANTOR HEREIN AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This is [ ] improved [ ] unimproved property known as 4888 Bull Run Road, Ashland City, TN 37015

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of July, 2021

Harry A. Wagner

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF VOLUSIA

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

This the 1st day of July, 2021.

Notary

BARBARA TYLER
Commission # GG 968992
Expires March 12, 2024
Bonded Thru Budget Notary Services

My commission expires: _____

3 of 3 BD 7/1/2021 HAW