WARRANTY DEED

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 702877 **DEEDWARR**
08/23/2021 12:05:08 PM 3 pgs
Fees: $18.00 Taxes: $689.31

20210823-0113576

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: February 08, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley Smiley Gatlin	Ashley Smiley Gatlin	18700008200
(NAME)	(NAME)	
165 Fann Road	165 Fann Road	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael B. Dodson and Rita B. Dodson, husband and wife ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ashley Smiley Gatlin, unmarried,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☑

This is improved ☐ property, known as 0 Fann Road, Nolensville, TN 37135
(House Number) (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 we do 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.

Witness our hands this 12th day of August, 2021.

Michael B. Dodson

Rita B. Dodson

State of Tennessee
County of Rutherford

Personally appeared before me Michael B. Dodson and Rita B. Dodson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of August, 2021.

Notary Public Carla R. Dillard
My Commission Expires: February 08, 2024

File No.: 2325

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

EXHIBIT "A"
LEGAL DESCRIPTION

Tract No. 4 in the 9th civil District of Davidson County, Tennessee, and described on an unrecorded survey by Robert E. Francis, Surveyor, (License No. 669) dated September 18, 1984, and revised November 20, 1984, as follows:

Beginning at a pin, said pin being located from a pin in the center line of Kidd Road (Williamson County) being the SW corner of property of Charles Willard Fann (Book 108, page 209, R.O.W.C.) thence leaving said road N 4 deg. 53' E 1308.17' to a pin on the easterly margin of a 30' wide private road being the SE corner of this tract; said thence the beginning of this survey; N 85 deg. 07' W 636.79' to a pin in fence line being the SW corner of this tract; thence N 4 deg. 50' E 100.15' to a pin by corner post; thence N 5 deg. 06' 40" E 801.75' to a pin in the center line of a 30' wide private road being the NW corner of this tract; thence S 84 deg. 11' 12" E 645.8' to a pin in the center line of a 30' wide private road being the NE corner of this tract; thence S 5 deg. 10' W 298.62' to a pin by a 12" stump in fence line; S 87 deg. 34' W 10.7' to a pin by corner post; and S 4 deg. 53' W 322.33' to the beginning, containing 10.0 acres, more or less.

Included in this conveyance is a permanent easement 30' wide in width for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, page 461, Register's Office for Davidson County, Tennessee, and Book 804, page 499, Register's Office for Williamson County, Tennessee.

Included in this conveyance is a permanent easement 30' in width for ingress and egress from the land herein conveyed to the private roadway mentioned above. This easement is described by instrument of record in Book 6444, page 172, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements for private roadway construction and maintenance across that portion of this land lying within those permanent easements for private roadways described by instrument of record in Book 6436, page 461, R.O.D.C., TN, and Book 804, Page 499, R.O.W.C., TN, and by separate instrument of record in Book 6444, page 172, R.O.D.C., TN.

This conveyance is also made subject to certain restrictive covenants of record in Book 6436, page 464, R.O.D.C., TN, and Book 804, page 496, R.O.W.C., TN.

This conveyance is made subject to separate Land Owners Associations created for the purpose of constructing and maintaining private roadways and of record in Book 6436, page 461, R.O.D.C., TN, and Book 804, page 499, R.O.W.C., TN, and of record in Book 6444, page 172, R.O.D.C., TN. In partial consideration for this conveyance the Grantees agree to abide and comply with the terms, conditions and requirements of said two (2) separate Land Owners Associations.

Being the same property conveyed to Michael B. Dodson and Rita B. Dodson, husband and wife by deed from Randall C. Michael and wife, Beth Michael, dated 5-9-96 of record in Record Book 10047, Page 438, Register's Office for said County.