WARRANTY DEED

Karen Johnson Davidson County
Batch# 709719 DEEDWARR
09/03/2021 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210903-0118749

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Simmons Investment Company, LLC	NEW OWNER	048 00 0 222.00
(NAME)	(NAME)	
2202 Landings Way		
(ADDRESS)	(ADDRESS)	
Raleigh, NC 27615		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Edward Potter Haggard and Amy Florence Haggard, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Simmons Investment Company, LLC, a North Carolina Limited Liability Company**, 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:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by J. R. Underwood, Engineer, on September 15, 1980, as follows:

Beginning at a nail in the center point of Dry Fork Road; thence S 41 deg. 52' E 411.25 feet to a nail; thence S 70 deg. 00' W 315.5 feet to nail in the center point of Burton Hollow Road; thence continuing along Burton Hollow Road S 85 deg. 30' W 321.75 feet to another nail; thence with the center line of Burton Hollow Road S 68 deg. 30' W 128.5 feet to a nail; thence N 21 deg. 00' W 454.12 feet to an iron pin; thence N 50 deg. 32' E 264.76 feet to an iron pin; thence S 39 deg. 29' E 328.0 feet to a corner fence post; thence N 55 deg. 12' E 258.39 feet to the point of beginning, said tract being 6.57 acres, more or less.

Included in the above description but expressly excluded from this conveyance is the following described tract of land which was conveyed to John Daniel Coleman and wife, Marie Lokey Brumbach Coleman, from Charles R. Graves and wife, Martha Graves, of record in Book 7336, Page 458, Register's Office for Davidson County, Tennessee, described as follows:

Land in the Second Civil District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 10, 1987, and known as Job No. 87-473 more particularly described as follows:

Beginning at a point on the westerly margin of Dry Fork Road, said point of beginning being the southeast corner of the herein described tract also being in the center of a creek and also being the northeast corner of the Marie Lokey Brumbach property: thence with the center of a creek and Brumbach's northerly line the following calls: S 70 deg. 01' 17" W 244.77' to a point; thence S 82 deg. 12' 24" W 414.02' to a point; thence S 66 deg. 38' 54" W 125.30' to an iron pin Brumbach's northwesterly corner; thence leaving Brumbach's line N 14 deg. 03' 46" W 29.81' to a point in the center line of Burton Hollow Road; thence with the centerline of Burton Hollow Road the following calls: N 08 deg. 15' 16" E 64.58' to a point; thence N 72 deg. 54' 29" E 102.47' to a point; thence N 80 deg. 59' 04" E 55.39' to a point; thence N 86 deg. 06' 05" E 208.25' to a point; thence N 82 deg. 32' 53" E 31.60' to a point; thence N 76 deg. 02' 18" E 57.75' to a point; thence N 70 deg. 59' 52" E 254.92' to a point in the westerly margin of Dry Fork Road; thence leaving the centerline of said Burton Hollow Road and with the margin of Dry Fork Road S 38 deg. 15' 04" E 22.15' to the point of beginning.

Being the same property conveyed to Edward Haggard by Warranty Deed from Charles R. Graves and wife, Martha Graves dated July 2, 2003 and recorded July 7, 2003 as Instrument No. 20030707-0092996, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Edward Potter Haggard and Amy Florence Haggard, husband and wife by Quitclaim Deed from Edward Haggard, a/k/a Edward Potter Haggard, dated November 17, 2016, filed of record on November 22, 2016, of record in Instrument No. 20161122-0123074, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

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.

unimproved ☐

This is improved ☒ property, known as 4208 Burton Hollow 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 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 31st day of August, 2021.

Edward Potter Haggard

Amy Florence Haggard

STATE OF TENNESSEE

COUNTY OF Williamson

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Edward Potter Haggard and Amy Florence Haggard, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of August, 2021.

Notary Public

My Commission Expires:

(SEAL)

R. L. HARTSOW
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

Certificate of Authenticity

I, Jamika Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/31/2021.

Date

Jamika Jones
Affiant Signature

9/01/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1ST day of SEPTEMBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY