WARRANTY DEED

Karen Johnson Davidson County
Batch# 805441 **DEEDWARR**
02/15/2022 11:03:55 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220215-0017396

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
George Construction Co, LLC	Brandy George / Robin Keller	30-50
(NAME)	(NAME)	
3500 St. Lawrence Drive	535 Green Lane	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20213040

For and 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, **Thomas E. Ray and Tarra A. Ray** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **George Construction Co, LLC**, 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. :

Certain real property situate in the 24th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at an iron pin set, on the northerly margin of St. Lawrence Drive the southwest corner of this tract, and the southwest corner of the Margaret V. Bracey property (Bk. 3134 pg. 631, Register's Office for Davidson County, Tennessee); thence leaving the margin of St. Lawrence Drive and with the line of Bracey N07°37'30"E 299.24' to an existing iron pipe; thence with the same S71°13'16"W 130.81' to an existing fence post; thence with the line of Dawn E. Crago (Instrument No. 20150518-0045236) N08°07'13"E 217.21' to an existing iron pin; thence continuing with the same N88°05'57"W 170.40' to an existing iron pin; thence with the line of Steven Lee Piper (Instrument No.20030902-0126608)and a line marked with existing painted steel fence posts N06°09'06"E 1893.75' to an iron pin set in the line of Beck S. Hobneck (Instrument No. 20170620-0061757); thence with Hobneck S87 °47'55"E passing an existing iron pin on the westerly edge of a drive at 5.53' in all 336.30' to an existing iron pin; thence with the line of Barbara Wade (Instrument No. 20170403-0032260) S74°59'15"E 219.55' to an existing iron pin; thence with the line of Ryan Alan Hanning (Instrument No. 20190924-0096665 Register's Office for Davidson County, Tennessee) and a fence as follows: S05°33'04"W 154.10' to a fence post; thence S02°49'45"W 138.56' to a fence post; thence S04°19'31"W 112.77' to a point; thence S04°04'32"W 332.68' to a point; thence S03°14'45"W 362.18' to a gate post; thence S01°19'29"E 11.93' to a gate post; thence S01°00'10"E 174.90' to a point; thence S00°40'38"E 107.74' to a fence post ; thence S05°17'15"W 99.66' to a fence post; thence S02°06'45"W 192.87' to a fence post; thence S04°30'32"W 86.68' to a fence post; thence S00°07'42"W 13.88' to a gate post; thence S03°19'13"W 105.99' to a fence post; thence S03°09'30"W 220.75' to an iron pin set; thence with the northerly margin of the said St. Lawrence Drive (25' from the centerline) S66°53'20"W 452.36' to the point of beginning, containing 29.48 acres, more or less, according to survey by J. Bruce Rainey, Surveyor #823 dated February 7, 2022, and known as Job No. 210386.

Being a portion of the same property, conveyed to Thomas E. Ray and wife, Tarra A. Ray by deed from Claudia C. Bonnyman, Clerk & Master of the Chancery Court of Nashville, for Davidson County, Tennessee, dated March 31, 1997 and filed of record in Book 10395, page 488, Register's Office of Davidson County, Tennessee. Consideration amount $62,000.00.

Subject to ingress and egress easements appearing of record in Book 4532, page 856 and Book 6909, page 350, Register's Office for said County.

Right-of-Way Deed appearing of record in Book 3286, page 425, said Register's Office.

Unimproved ☒

This is improved ☐ property, known as 3500 St. Lawrence Drive, Joelton, TN 37080
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of February, 2022

Thomas E. Ray

Tarra A. Ray

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas E. Ray and Tarra A. Ray, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th of February, 2022.

Notary Public
My Commission Expires:

