Davidson County DEEDWARR
Recvd: 04/20/01 11:45 2pgs
Fees:11.00 Taxes:924.63

20010420-0039318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$249,900.00.**

Deborah S Neely
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE APRIL 19, 2001.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah S. Neely	Crescent Bank and Trust Company	Map 86, Parcel 33
4112 Andrew Jackson Parkway	115 Perimeter Center Place,, Suite 285	4D 05248
Hermitage, Tennessee 37076	Atlanta, Georgia 30346	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **LINDA HARPER, EXECUTRIX OF THE ESTATE OF JOHN M. HARPER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH S. NEELY AND HUSBAND, LESLIE H. NEELY, JR.** , 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 12th Councilmanic District of Nashville, Davidson County, Tennessee, on the westerly margin of Andrew Jackson Parkway, North of Chandler Road and being bounded on the North by Ponder, on the East by Andrew Jackson Parkway, on the South by Hoffman, on the West by Turner and Stoners Creek and being described according to a survey by Campbell, McRae and Associates (John Hood, TN RLS # 1838) dated April 10, 2001, more particularly described as follows:

BEGINNING at an Iron Rod (New) on the westerly margin of Andrew Jackson Parkway, said rod being located North 11 degrees 22' 00" East 315.93 feet from the North margin of the CSX Railroad right-of-way, and being the Northeast corner of the Arthur Hoffman land (Book 5670, Page 512, RODCT) and the southeast corner of the herein described land; thence leaving said Andrew Jackson Parkway with said Hoffman, North 78 degrees 38' 00" West (passing a witness rod at 543.31 feet) for a total distance of 587.71 feet to the center of Stoners Creek in the easterly line of the John Turner land (Book 7731, Page 646, RODCT); thence with said creek and Turner North 17 degrees 40' 44" East 45.97 feet to a point; thence North 21 degrees 37' 00" East 114.62 feet to a point, said point being the southwest corner of the Phillip Ponder land (Book 4284, Page 128, RODCT); thence leaving said creek with Ponder South 78 degrees 38' 00" East (passing a witness iron rod (New) at 41.4 feet) for a total distance of 562.26 feet to an iron rod (New) on the westerly margin of said Andrew Jackson Parkway; thence with said margin South 11 degrees 22' 00" West 158.48 feet to the point of beginning containing 2.10 acres, more or less.

Being the same property conveyed to John M. Harper and wife, Frances J. Harper by deed from Bobby Wilson Davis and wife, Bobbye Jewell Davis of record in Book 6979, Page 835, Register's Office, Davidson County, Tennessee. The said Frances J. Harper predeased John M. Harper and the said John M. Harper now being deceased leaving said property to Linda Gail Warren and also appointed her Executrix by Will of record in Book 208, Page 431, Probate Office, Davidson County, Tennessee. John M. Harper and Johnnie M. Harper is one in the same person and Linda Gail Warren; Linda Harper Harrison and Linda Harper is one in the same person.
This is the same description as in previous deed of record.
This conveyance is subject to easements of record in Book 5609, Page 642 and Book 7435, Page 933, said Register's Office.
This conveyance is subject to that portion of the property extending into the center of Stoners Creek.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 4112 Andrew Jackson Parkway, Hermitage, TN 37076

(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 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 April 19, 2001.

Linda Harper, Executrix of the Estate of John M. Harper

Linda Harper, Executrix

Linda Harper, Individually

Linda Harper

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Linda Harper, Executrix of the Estate of John M. Harper and Linda Harper, Individually, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this the 19th day of April, 2001.

Notary Public

My Commission Expires: 4/1/2002