WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 04/24/01 11:30 2pgs
Fees:11.00 Taxes:1387.50

20010424-0040413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Royal Wooten (with Power of Attorney)
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2001.

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Royal Wooten	Royal Wooten	
(NAME)	(NAME)	
7741 Buffalo Road	7741 Buffalo Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, Travis B. Thompson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Royal Wooten, 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 ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 7741 Buffalo Road, Nashville, TN 37221
(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 my/our hand(s) this 20th day of April, 2001.

Travis B. Thompson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Travis B. Thompson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett
Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Exhibit A

TRACT NO. I:
Land in the Eighth Civil District of Davidson County, Tennessee, being Tract No. 1 of a survey by Gaffron and Jeffers as surveyed in November of 1984, and described as follows:

Beginning at a point in the center of Buffalo Road, being the southwesterly most corner of said Tract No. 1 and being the northwesterly most corner of Whitfield property and proceeding along the centerline of Buffalo Road North 05 degrees 23 minutes 58 seconds West 50.0 feet to an iron spike; thence South 81 degrees 42 minutes 15 seconds East 137.5 feet; thence North 10 degrees 00 minutes 00 seconds West 410.0 feet; thence along W.T. How's southerly property line North 79 degrees 00 minutes 00 seconds East 418.5 feet; thence North 61 degrees 45 minutes 53 seconds East 111.85 feet; thence North 61 degrees 59 minutes 35 seconds East 88.12 feet; thence along the westerly property line of Tract No. 2, South 01 degrees 32 minutes 15 seconds East 353.67 feet; thence along the Whitefield's northerly property line South 60 degrees 39 minutes 00 seconds West 594.13 feet; North 75 degrees 00 minutes 00 seconds West 144.0 feet to the beginning containing 5.35 acres, more or less.

Being the same property conveyed to Travis B. Thompson, unmarried of record in Instrument No. 200005190050251, Register's Office for Davidson County, Tennessee.

This conveyeance is subject to any and all existing restrictions and easements of record.