WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/01 10:22 2pgs
Fees:13.00 Taxes:555.00

20011003-0107247

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 25, 2003 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Livingston	John B. Livingston	Map 71 Group 3 Parcel 107
(NAME) P.O. Box 150143	(NAME) SAME	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, I, Diane Easterling, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Livingston and Michael B. Livingston, 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:

Beginning at a point, said point being located on the easterly margin of Dickerson Pike a distance of 83.0', more or less, from the intersection of Dickerson Pike and Kingston Street, thence along said margin bearing N 34 degrees 00' 41" E, a distance of 83.01 feet, more or less, to a point; thence continuing along said margin bearing N 28 degrees 22' 54" E, a distance of 144.0 feet more or less, to the northwest corner of said property; thence along a line bearing S 86 degrees 03' 46" E. a distance of 160.94 feet, to a point at the northeast corner of said property; thence along a line bearing S 45 degrees 21' 35" W, a distance of 131.0 feet, more or less, to a point on the northerly margin of an existing alley; thence along said alley margin in a westward direction, a distance of 10.0 feet, more or less, to a point; thence continuing along said alley margin now bearing S 25 degrees 21' 35" W, a distance of 90.35 feet, more or less, to a point on the southerly margin of said property; thence along a line

Continued on next page.

Being the same property conveyed to Diane Easterling, Trustee by deed from Prentice R. Easterling of record in Deed Book 11702, page 506 and by QCD of record in Book 5849, page 320, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 2411 Dickerson Road, Nashville, TN 37207

(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 27th day of September, 2001.

Diane Easterling
Diane Easterling, Individually

Diane Easterling, Trustee
Diane Easterling, Trustee

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Diane Easterling, Trustee of the Beverly Briley Trust the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/27/2001.

My Commission Expires:_____ Judy Harrison
Notary Public

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires October 25, 2003

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Diane Easterling, Individually, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

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My Commission Expires:_____ Judy Harrison
Notary Public

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires October 25, 2003

File Number2109333
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Continuation of Legal
bearing N 86 degrees 03' 46" W, a distance of 150.94 feet, more or less, to the point of beginning and containing 35.7000 square feet, more or less.