Davidson County DEEDWARR
Recvd: 02/03/06 11:22 3 pg
Fees:18.00 Taxes:2035.00

20060203-0013768

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Karen L. Wright	New Owner	49
3831 Whites Creek Pike		GROUP
Nashville, Tennessee 32707		PARCEL 305, 312 and 324

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Five Hundred Fifty Thousand Dollars and Zero Cents ($550,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joseph Allen Kelly and wife, Sammie LeAnn Kelly, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Karen L. Wright, a single person, hereinafter called the Grantee, his/her 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" FOR LEGAL DESCRIPTION

BEING the same property conveyed to Joseph Allen Kelly and wife, Sammie LeAnn Kelly, by deed dated September 29, 2000, from Martha Bates, widowed, of record as Instrument No. 20001005-0098968 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 3831 Whites Creek Pike, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 1st day of February, 2006.

Joseph Allen Kelly

Sammie LeAnn Kelly

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Joseph Allen Kelly and Sammie LeAnn Kelly, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of February, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION

Land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, described according to a survey by Michael V. Holmes & Associates, Inc., dated April 23, 1981, as follows:

TRACT ONE:

BEGINNING at the southwest corner of William P. Dickens property and the northwest corner of Earl Bates property; thence south 36 deg. 37 min. east 215.0 feet to the point of beginning in the center of Whites Creek Pike; thence leaving Whites Creek Pike north 54 deg. 15 min. east 320.40 feet to an iron pin; thence south 45 deg 22 min. east 136.44 feet to an iron pin; thence south 39 deg. 23 min. west 92.69 feet to an iron pin; thence south 48 deg. 22 min. west 255.65 feet to the corner of Whites Creek Pike; thence north 35 deg. 32 min. west 184.50 feet to the point of beginning.

TRACT TWO:

Land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Whites Creek Pike, the common corner of the William F. Dickens property and the Earl B. Bates and Sons Nursery and Garden Center property; then with the center of said Whites Creek Pike south 36 deg. 37 min. east 215.0 feet to a point; thence north 54 deg. 15 feet east 320.40 feet to an iron pin; thence north 36 deg. 37 min. west to a point in William F. Dickens southerly boundary; thence south 49 deg. 45 min. west 320.4 feet, more or less, to the center of Whites Creek Pike, the point of beginning.

TRACT THREE:

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee, lying generally east of Whites Creek Pike and north of Briley Parkway and being more particularly described as follows:

BEGINNING at an existing iron pin on the east right-of-way of Whites Creek Pike, said pin being at the common line between Martha Bates of record in Book 6324, page 54, R.O.D.C., TN, and Earl B. Bates & Sons Nursery and Garden Center of record in Book 5744, page 718, R.O.D.C., TN; thence with said common line N 48 deg. 21 min. 30 sec. E 225.61 feet to an existing iron pin; thence N 39 deg. 22 min. 55 sec. E 92.58 feet to an existing iron pin, the true point of beginning of the herein described tract; thence continuing with the common line N 45 deg. 22 min. 00 sec. W 136.45 feet to an existing iron pin; thence with the northeasterly boundary of Martha Bates of record in Book 6336, page 126, R.O.D.C., TN and Earl B. Bates & Sons Nursery and Garden Center N 36 deg. 37 min. 36 sec. W 240.41 feet to an iron pin set in the southeasterly boundary of Jessie Dickens, et al, of record in Book 7754, page 465, R.O.D.C., TN; thence with said Dickens N 49 deg. 22 min. 17 sec. E 497.49 feet to an iron pin set; thence leaving said Dickens and severing the land of Earl B. Bates & Sons Nursery and Garden Center of record in Book 5744, page 718, R.O.D.C., TN, S 43 deg. 36 min. 31 sec. E 190.73 feet to an iron pin set; thence S 42 deg. 02 min. 10 sec. W 166.77 feet to an iron pin set; thence S 41 deg. 58 min. 38 sec. E 115.33 feet to an iron pin set; thence S 38 deg. 16 min. 57 sec. W 346.15 feet to an iron pin set; thence N 71 deg. 12 min. 07 sec. W 20.71 feet to the point of beginning, containing 159,506 square feet or 3.66 acres, more or less.