File No. 20060477

WARRANTY DEED

LURA BRADY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires July 24, 2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2006.

Lura Brady
Notary Public

MY COMMISSION EXPIRES: 7-24-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy A. Williams	Roy A. Williams	17-94
(NAME)	(NAME)	
0 Lickton Pike	113 Cunniff Parkway	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, Joe Gary Allison and wife, Dorothy Smith Allison, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy A. Williams and wife, Winona D. Williams, 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 0 Lickton Pike, Goodlettsville, TN 37072

(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 our hands this 10th day of November, 2006.

Joe Gary Allison

Dorothy Smith Allison

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Gary Allison and wife, Dorothy Smith Allison, the bargainor(s), 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 on November 10, 2006.

Lura Brady
Notary Public
My Commission Expires:
7-24-2010

LURA BRADY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires July 24, 2010

Davidson County DEEDWARR
Recvd: 11/21/06 09:46 2 pgs
Fees:13.00 Taxes:277.50

20061121-0144271

File No. 20060477

EXHIBIT A

LAND LOCATED IN THE 3RD COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE IN THE CITY OF GOODLETTSVILLE SAID LAND BEING A PORTION OF THE JOE GARY ALLISON AND DOROTHY SMITH ALLISON LAND DESCRIBED IN BOOK 4363, PAGE 577 REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 11-8-06 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

COMMENCING AT AN IRON ROD (OLD) IN CONCRETE ON THE SOUTHERLY MARGIN OF LICKTON PIKE (50' WIDE RIGHT OF WAY) SAID ROD BEING THE NORTHEAST CORNER OF LOT 1 , DIVISION OF THE JOE GARY ALLISON PROPERTY (BOOK 6200, PAGE 305 R.O.D.C., TN.) ; THENCE WITH SAID SOUTHERLY MARGIN THE FOLLOWING CALLS:
N 58°16'12" E 23.18 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE RIGHT
RADIUS = 800.00 FEET, CH. BRG. & DIST= N 62°11'32" E 109.45 FEET, LENGTH = 109.53 FEET
TO AN IRON ROD (NEW); THENCE
N 66°06'53" E 90.17 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE RIGHT
RADIUS = 2000.00 FEET, CH. BRG. & DIST= N 67°27'44" E 94.07 FEET, LENGTH = 94.08 FEET
TO AN IRON ROD (NEW); THENCE
N 68°48'35" E 654.36 FEET TO AN IRON ROD (NEW); THENCE LEAVING SAID SOUTHERLY MARGIN
S 73°46'35" E 56.97 FEET TO AN IRON ROD (NEW) SAID ROD HAVING THE TN. GRID CO-ORDINATES (NAD 83 (95)) X=1743648.1048 Y=732770.2213 , THE **TRUE POINT OF BEGINNING** FOR THE HEREIN DESCRIBED LAND; ; THENCE WITH THE CENTER OF A CREEK THAT RUNS ON THE SOUTHERLY SIDE OF LICKTON PIKE THE FOLLOWING 15 CALLS:
N 30°03'35" E 15.72 FEET TO A POINT; THENCE
N 83°09'36" E 27.17 FEET TO A POINT; THENCE
N 74°18'48" E 123.60 FEET TO A POINT; THENCE
N 65°17'18" E 71.79 FEET TO A POINT; THENCE
N 72°47'25" E 139.99 FEET TO A POINT; THENCE
S 88°15'23" E 68.49 FEET TO A POINT; THENCE
N 81°23'42" E 61.39 FEET TO A POINT; THENCE
S 88°56'58" E 110.41 FEET TO A POINT; THENCE
N 88°18'16" E 68.23 FEET TO A POINT; THENCE
S 80°57'36" E 34.72 FEET TO A POINT; THENCE
S 64°49'26" E 28.02 FEET TO A POINT; THENCE
S 86°58'10" E 74.85 FEET TO A POINT; THENCE
S 82°21'54" E 49.80 FEET TO A POINT; THENCE
S 79°21'04" E 109.60 FEET TO A POINT; THENCE
S 59°15'33" E 55.92 FEET TO A POINT; THENCE LEAVING SAID CREEK
N 02°16'18" W 19.00 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY MARGIN OF SAID LICKTON PIKE; THENCE WITH A CURVE TO THE RIGHT
RADIUS = 1400.00 FEET, CH. BRG. & DIST= S 64°53'07" E 300.99 FEET, LENGTH = 301.58 FEET
TO AN IRON ROD (NEW); THENCE
S 58°42'51" E 26.42 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF THE WALKER UNITED METHODIST CHURCH LAND (BOOK 39, PAGE 301 AND INST.# 20061012-0126752 R.O.D.C., TN.); THENCE LEAVING SAID SOUTHERLY MARGIN WITH SAID CHURCH LAND
S 05°27'06" W 88.32 FEET TO AN IRON ROD (OLD); THENCE
S 52°19'09" E 74.12 FEET TO AN IRON ROD (OLD); THENCE
S 12°40'05" W , PASSING THE NORTHWEST CORNER OF A 30 FOOT WIDE INGRESS EGRESS EASEMENT THAT SERVES THE HEREIN DESCRIBED LAND AND LEADS TO LOWER WALKER CREEK ROAD THROUGH SAID CHURCH PROPERTY AT 491.00 FEET FOR A TOTAL DISTANCE OF 521.27 FEET TO AN IRON ROD (OLD) AT THE SOUTHWEST CORNER OF SAID 30 FOOT WIDE EASEMENT AND SAID CHURCH LAND AND IN THE NORTHERLY LINE OF THE THOMAS W. RUSSELL LAND (BOOK 6344, PAGE 893 R.O.D.C., TN.); THENCE WITH SAID RUSSELL
N 82°29'48" W 979.14 FEET TO AN IRON ROD NEW AT SAID RUSSELL'S NORTHWEST CORNER, SAID ROD HAVING THE TN. GRID CO-ORDINATES (NAD 83 (95)) X=1743907.7258 Y=732185.7838; THENCE SEVERING THE JOE GARY ALLISON AND DOROTHY SMITH ALLISON LAND DESCRIBED IN BOOK 4363, PAGE 577 R.O.D.C., TN.
N 23°57'07" W 639.51 FEET TO THE POINT OF BEGINNING CONTAINING 19.39 ACRES MORE OR LESS

Being part of the same property conveyed to Joe Gary Allison and wife, Dorothy Smith Allison by deed from Larry G. Ozanne and wife, Patricia M. Ozanne, dated September 8, 1969 and recorded on September 9, 1969 in Book 4363, page 577, Register's Office, Davidson County, Tennessee.

Dedication of Easement for Ingress and Egress and Private Utilities of record in Instrument No. 20010508-0047828, Register's Office, Davidson County, Tennessee.