File No. 20060369

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 $283,000.00

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
Barnsdale Carter	Barnsdale Carter	17-93
(NAME)	(NAME)	
6025 Lickton Pike	6025 Lickton Pike	
(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 Barnsdale Carter and wife, Laura Carter, 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 6025 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 09:47 2 pgs
Fees:13.00 Taxes:1047.10

20061121-0144272

File No. 20060369

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:

BEGINNING 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.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND; 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 AND SEVERING THE JOE GARY ALLISON AND DOROTHY SMITH ALLISON LAND DESCRIBED IN BOOK 4363, PAGE 577 R.O.D.C., TN.
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;THENCE
S 23°57'07" E 639.51 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF THE THOMAS W. RUSSELL LAND (BOOK 6344, PAGE 893 R.O.D.C., TN.), SAID ROD HAVING THE TN. GRID CO-ORDINATES (NAD 83 (95)) X=1743907.7258 Y=732185.7838; THENCE WITH SAID RUSSELL S 07°14'32" W , PASSING THE NORTHWEST CORNER OF THE CHRISTOPHER B. AND MARCIA E. DOOLEY LAND (BOOK 9643, PAGE 229 R.O.D.C., TN.) FOR A TOTAL DISTANCE OF 311.00 FEET TO AN IRON ROD (OLD) AT THE NORTHEAST CORNER OF THE JOE G. ALLISON LAND (BOOK 6446, PAGE 651 R.O.D.C., TN.); THENCE WITH SAID ALLISON N 82°42'04" W, PASSING THE NORTHEAST CORNER OF THE DENISE L. STAGNER LAND (INST. # 20000929-0096457 R.O.D.C., TN.) FOR A TOTAL DISTANCE OF 856.71 FEET TO AN IRON ROD (OLD) AT THE SOUTHEAST CORNER OF SAID LOT 1 (BOOK 6200, PAGE 305 R.O.D.C., TN.); THENCE WITH THE EASTERLY LINE OF SAID LOT 1 N 36°55'03" W 534.95 FEET TO THE POINT OF BEGINNING CONTAINING 16.21 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.

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075