BILL GARRETT, Davidson County
Trans:T20120039892 DEEDWARR
Recvd: 05/31/12 11:21 3 pgs
Fees:18.00 Taxes:1387.50

20120531-0047193

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-2013

(AFFIX SEAL)

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perry A. Carlson And Andrea M. Carlson	Wilson Bank & Trust	154000107.00
(NAME) 5091 Pine Hill Road	(NAME) 1430 W. Main Street	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Lebanon TN 37087	
(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, **W. Damon Beard and wife Mary E. McGavock**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Perry A. Carlson and Andrea M. Carlson, husband and wife**, 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:

Exhibit "A" attached hereto and made a part hereof:

Being the same property conveyed to W. Damon Beard and wife Mary E. McGavock by deed dated December 22, 1989 from Wade D. Thornton and wife, Curry Turner Thornton of record in Book 8012, Page 401, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **5091 Pine Hill 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 our hands this **1st day of May, 2012.**

W. Damon Beard

Mary E. McGavock

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **W. Damon Beard and wife Mary E. McGavock** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 1st day of May, 2012.

Commission expires: May 6, 2013



I. Dyke Tatum Notary Public

Exhibit A

LAND in the 9th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an existing iron pin in the center of a drive leading to Griffith Road, being the southeast corner of a 10.00 acre tract described in Book 5819, page 654, R.O.D.C.; thence leaving said drive N 19 degrees 53 minutes 51 seconds W, passing an iron pin at 25.00 feet, in all 618.59 feet to an iron pin; thence S 72 degrees 51 minutes 27 seconds E, 599.45 feet to an iron pin placed this survey; thence S 17 degrees 08 minutes 33 seconds W 102.47 feet to an iron pin; thence S 72 degrees 51 minutes 27 seconds E, 50.00 feet to an iron pin, thence S 17 degrees 08 minutes 33 seconds W, passing an iron pin at 181.88 feet in all 206.88 feet to a point in the center of the aforementioned drive; thence with the center of drive, S 76 degrees 46 minutes 00 seconds W, 86.52 feet to a point; thence leaving said drive S 15 degrees 48 minutes 24 seconds W, passing an iron pin at 38.28 feet in all 209.40 feet to an iron pin; thence S 37 degrees 30 minutes 45 seconds W, 121.45 feet to an iron pin; thence S 27 degrees 17 minutes 01 seconds W, 198.56 feet to an iron pin; thence S 05 degrees 45 minutes 26 seconds W, 266.58 feet to an iron pin; thence N. 72 degrees 26 minutes 05 seconds W, 377.77 feet to an iron pin; thence N 19 degrees 06 minutes 49 seconds E, 360.54 feet to an iron pin placed this survey; thence N 72 degrees 31 minutes 22 seconds W, passing an iron pin 67.26 feet in all 92.26 feet to a point in the center of said drive; thence with center N 24 degrees 59 minutes 22 seconds E, 12.68 feet to a point; thence N 34 degrees 27 minutes 56 seconds E, 78.40 feet to a point; thence N 53 degrees 53 minutes 43 seconds E, 63.88 feet; thence N 65 degrees 14 minutes 39 seconds E, 76.60 feet; thence N 78 degrees 05 minutes 44 seconds E, 176.86 feet to the point of beginning, and being part of the property conveyed to Neal W. Carter and wife, Ann R. Carter, Grantor, by deeds recorded at Book 5383, page 311 and Book 3674, page 310, R.O.D.C., Ninth Civil District, Davidson County, Tennessee, according to a survey by Perry A. Chapdelaine, Jr., 3/17/83.

TOGETHER with a non-exclusive permanent easement (which shall run with the property conveyed herein) for ingress and egress over the existing fifty (50) feet wide right-of-way from Griggith Road to, across, and along the property conveyed herein. The center line of said right-of-way is described as follows:

BEGINNING at a point being the southerly corner of a 10.00 acre tract described in Book 5819, page 654, R.O.D.C., thence N 24 degrees 59 minutes 22 seconds E, 12.68 feet to a point; thence N 34 degrees 27 minutes 56 seconds E, 78.40 feet to a point; thence N 53 degrees 53 minutes 43 seconds E, 63.88 feet; thence N 65 degrees 14 minutes 39 seconds E. 76.60 feet; thence N 78 degrees 5 minutes 44 seconds E, 176.86 feet to a point (being the point of beginning of the tract herein conveyed); thence N 72 degrees 8 minutes E, 236.4 feet; thence N 76 degrees 46 minutes E, 203.5 feet; thence S 85 degrees 17 minutes E, 90.9 feet; thence S 64 degrees 51 minutes E, 88.9 feet; thence S 50 degrees 38 minutes E, 90.1 feet, thence S 44 degrees 28 minutes E. 118.6 feet; thence S 42 degrees 12 minutes E, 154.0 feet; thence S 33 degrees 22 minutes E. 45.6 feet; thence S 16 degrees 3 minutes E, 72.1 feet; thence S 4 degrees 26 minutes E, 78.7 feet; thence S. 5 degrees 3 minutes W, 70.0 feet; thence S 5 degrees 3 minutes W, 70.0 feet; thence S 10 degrees 0 minutes W, 131.2 feet; thence S 0 degrees 24 minutes W 45.3 feet; thence S 21 degrees 23 minutes W, 49.2 feet; thence S 43 degrees 45 minutes E, 51.2 feet; thence S 62 degrees 20 minutes E, 102.1 feet; thence S 64 degrees 26 minutes E, 321.2 feet; thence S 75 degrees 58 minutes E, 77.2 feet; thence S 88 degrees 21 minutes E, 291.1 feet; thence S 84 degrees 30 minutes E, 166.4 feet to the center of Griffith Road, as shown in two separate surveys of Perry A. Chapdelaine, Jr., dated 09/01/81, and 03/17/83.

Subject to the use of the above right-of-way by other parties, and the right retained by Grantor, their heirs, executors, administrators, personal representatives, assigns, successors, and permittees; to use the right-of-way described above, which impinges upon and bisects the tract conveyed herein, for ingress and egress; to convey such right of ingress and egress over the said right-of-way to any and all parties whatsoever; to dedicate the said right-of-way to any governmental authority as a public way; and to widen the said right-of-way as may be necessary to meet the specifications required for such dedication.

ALSO, together with the easement set forth in Book 6467, page 303, said Register's Office.