WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130081291 DEEDWARR
Recvd: 09/19/13 12:39 2 pgs
Fees:13.00 Taxes:1054.50
20130919-0098803

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-27-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dale Morris	SUE LEONARD	049000198.00
(NAME)	(NAME)	
818 19th Avenue South	818 19th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Nathan Wright, Linda Wright and Karen Wright**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dale Morris, Married**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 3rd Councilmanic District, of Metropolitan Nashville, Davidson County, Tennessee being the property of W. H. Thompson, et ux, of Record in Deed Book 2345, Page 203, Register's Office for Davidson County (R.O.D.C.), Tennessee and being more particularly described as follows:

Beginning at an iron pin (old) with stamp RSL #1623 on the northeasterly right-of-way margin of Whites Creek Pike (a 60-foot wide right-of-way) at the southwesterly property corner of Randall Davis, Parcel 364, of Record by Instrument Number 200305020058990, R.O.D.C., Tennessee, the southerly most property corner of this tract and proceeding as follows:

From the Point of Beginning and with said northeasterly right-of-way margin;
Thence, along a curve concave to the southwest having a radius of 11489.20 feet and a central angle of 2°02'21" and being subtended by a chord which bears North 42°46'00" West 408.86 feet, an arc distance of 408.88 feet to a point in the center of Whites Creek, the southeasterly property corner of W.H. Thompson, Jr. property of Record in Deed Book 166, Page 345, R.O.D.C., Tennessee:

Thence, leaving said road and with the approximate center of Whites Creek and the easterly property line of said Thompson for the next 4 calls;
1) North 10°37'59" East, a distance of 90.23 feet to a point;
2) Thence, North 01°03'13" West, a distance of 124.04 feet to a point;
3) Thence, North 08°30'20" West, a distance of 270.63 feet to a point;
4) Thence, North 03°16'18" West, a distance of 147.25 feet to a point, the northeasterly property corner of said Thompson and the southeasterly property corner of Tollgate Two Subdivision of Record by Instrument Number 200005020043728, R.O.D:C., Tennessee;

Thence, leaving said Thompson property and with the easterly property line of said Tollgate Two Subdivision and with the approximate center of Whites Creek for the next 3 calls;
1) Thence, North 01°49'04" East, a distance of 303.79 feet to a point;
2) Thence, North 04°58'01' East, a distance of 313.66 feet to a point;
3) Thence, North 13°48'53" East, a distance of 295.85 feet to a point the northeasterly property corner of Lot 9 of said Tollgate Two Subdivision and in the southerly property line of Fontanel Properties, LLC, of Record by Instrument Number 2000206210075107, R.O.D.C., Tennessee;

Thence, with said southerly property line of Fontanel and leaving Whites Creek, South 81°37'13" East, passing a witness pin at 50.67 feet, in all a distance of 359.22 feet to an iron pin (old);
Thence, South 85°43'49" East, a distance of 1634.35 feet to an iron pin (old);
Thence, leaving said southerly property line of said Fontanel and with the northwesterly property line of Randall Davis, Parcel 197, of Record by Instrument Number 200305020058990, R.O.D.C., Tennessee, South 47°04'00" West, a distance of 2432.52 feet to the Point of Beginning and containing 2,062,310 Square Feet or 47.34 Acres, more or less.

Being the same property conveyed to W. H. Thompson and wife, Odie Thompson by Deed from Walter E. Owens and wife, Gussie Mildred Owens, dated 02/14/1955 and filed for record on 03/07/1955 in Book 2345, Page 203, Register's Office for Davidson County, Tennessee. The said William H. Thompson, Jr. died leaving Odie H.

Thompson as sole surviving tenant by the entirety; Odie H. Thompson having since died testate devising property to her son, William H. Thompson, Jr. as evidenced in her Last Will and Testament of record in Will Book 166, Page 345, in the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Nathan Wright, Linda Wright, and Karen Wright by Deed from William H. Thompson, Jr., and wife, Jean O. Thompson, dated 02/13/2012 and filed for record on 02/13/2012 in Instrument 201202130012643, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 6919, Page 111; (2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Instrument 200310300159875, said Register's Office; (3) No insurance is afforded as to the exact amount of acreage contained in the property described herein; (4) Right-of-Way for Whites Creek Pike, as much as therein may lie; (5) County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 0 Whites Creek Pike, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 17th day of September, 2013.

Nathan Wright

Linda Wright

Karen Wright

State of Tennessee
County of Davidson

Personally appeared before me Nathan Wright, Linda Wright, and Karen Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of September, 2013.

Notary Public Marilyn Newman
My Commission Expires: 10-22-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122