WARRANTY DEED

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: April 12, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca R. Dooley	NEW OWNER	P/O 126-00-0-036.00
(NAME)	(NAME)	
8788 HIGHWAY 70		& 126-00-0-038.00, &126-00-0-039.00, &126-00-0-098.00, &126-00-0-037.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221		
(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, **Thomas G. Connor and wife, Judith Ann Connor**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rebecca R. Dooley and husband, Joseph M. Dooley**, 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:

SEE ATTACHED EXHIBIT "A"

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 8788 Highway 70, Nashville, TN 37221-5805
(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 31st day of October, 2013.

BILL GARRETT, Davidson County
Trans:T20130096152 DEEDWARR
Recvd: 11/12/13 10:49 5 pgs
Fees:28.00 Taxes:4995.00

20131112-0116679

Thomas G. Connor

Judith Ann Connor

State of Tennessee
County of Williamson

Personally appeared before me Thomas G. Connor and Judith Ann Connor, 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 31st day of October, 2018.

Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARNETT, JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Being all of parcel 36 and a portion of parcels 37,38,39 & 98 of Tax Map 126 as owned by Thomas G. & Judith Ann Connor land lying in the 35th Councilmanic District of Nashville, Davidson County Tennessee. Said parcels being recorded in Instrument #201309260101206 RODC and being described as follows:

POINT OF BEGINNING being the southwest corner of the tract being described and the southeasterly corner of Steven Eatherly, Trustee (Instr. #20070706-0080917) in the northerly right-of-way (R/W) line of Memphis-Bristol Highway (US 70S) . Said point being 2341 feet east of the Old Charlotte Pike R/W.

Thence, leaving said R/W of Highway 70 and with the east line of Eatherly for the next eight calls:

North 34°24'33" West 47.06 feet to a point;

North 11°23'09" East 138.38 feet to an iron pipe (old);

North 27°10'13" West 353.03 feet to an iron pipe (old);

North 20°14'48" West 228.28 feet to an iron pipe (old);

North 8°45'20" East 262.37 feet to an iron pipe (old);

North 21°38'30" East 200.03 feet to a point;

North 14°42'54" East 122.68 feet to an iron pipe (old);

North 76°38'32" West 88.13 feet to an iron rod (old) at the southeasterly corner of John P. Dunn (Instr. #20120627-0056505);

Thence, with the east line of Dunn for the next seven calls:

North 3°10'00" East 117.69 feet to a point;

South 87°23'56" East 26.00 feet to an iron rod (old);

North 3°03'58" East 70.00 feet to a point;

North 87°23'56" West 26.00 feet to an iron rod (old);

North 3°07'40" East 1044.01 feet to a point;

South 85°23'58" East 201.33 feet to an iron rod (old);

North 3°18'39" East 2407.03 feet to an iron rod (old) in the south line of Gary C. Weil (DB 5252, PG 190A);

Thence, with the south line of Weil for the next for calls:

North 4°14'44" East 33.03 feet to a point;

South 85°24'38" East 506.52 feet to a point;

South 3°39'29" West 363.12 feet to a point;

South 74°44'15" East 156.71 feet to a point in the west Easement line of TVA

Thence, on a new severance line, following the west Easement line of TVA for the next two calls:

South 19°03'25" East 2090.67 feet to a point;

South 13°53'12" East 1318.19 feet to a point in the north R/W of the aforementioned Memphis-Bristol Highway

Thence, with said R/W the following 16 calls:

Along a curve to the left having a radius of 1960.00 feet, an arc length of 20.51 feet, a central angle of 00°35'58", a chord bearing and distance of South 54°43'00" West 20.51 feet to a point;

South 54°25'00" West 111.10 feet to a point;

South 35°35'00" East 20.00 feet to a point;

South 54°25'00" West 318.25 feet to a point;

Along a curve to the left having a radius of 5760.00 feet, an arc length of 140.55 feet, a central angle 1°23'53", a chord bearing and distance of South 53°43'04" West 140.55 to a point;

North 36°59'00" West 10.00 feet to a point;

Along a curve to the left having a radius of 5770.00 feet, an arc length of 151.06 feet, a central angle of 1°30'00", a chord bearing and distance of South 53°40'00" West 151.06 feet to a point;

North 38°29'00" West 10.00 feet to a point;

Along a curve to the left having a radius of 5780.00 feet, an arc length of 212.04 feet, a central angle of 2°06'07", a chord bearing and distance of South 53°21'57" West 212.03 feet to a point;

South 49°25'00" West 283.73 feet to a point;

South 40°35'00" East 5.00 feet to a point;

South 49°25'00" West 302.00 feet to a point;

Along a curve to the right having a radius of 1228.30 feet, an arc length of 383.93 feet, a central angle of 17°54'32", a chord bearing and distance of South 58°22'16" West 382.37 feet to a point;

South 22°40'00" East 15.00 feet to a point;

Along a curve to the right having a radius of 1228.30 feet, an arc length of 317.34 feet, a central angle of 14°48'11", a chord bearing and distance of South 74°43'38" West 316.46 feet to a point;

North 8°03'00" West 10.00 feet to a point;

Along a curve to the right having a radius of 1218.30 feet, an arc length of 21.36 feet, a central angle of 1°00'17", a chord bearing and distance of South 82°37'56" West 21.36 feet to the point of beginning.

Containing 6,130,011 square feet or 140.726± acres.

Being part of the same property conveyed to Thomas G. Connor and wife, Judith Ann Connor by Deed of record in Instrument No. 20130926-0101206, Register's Office for Davidson County, Tennessee.