WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/13 09:50 5 pgs
Fees:28.00 Taxes:740.00
20131212-0125759

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Melanie Dozier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF Dec, 2013

K Loyd
Notary Public

MY COMMISSION EXPIRES: 7-5-16
(AFFIX SEAL)

MST 2013-1205

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W.D. Dozier	Same As New	077-00-0-018.00
(NAME)	(NAME)	
312 Stewart St.	Owner	
(ADDRESS)	(ADDRESS)	
Franklin TN 37064		
(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.D. Dozier and Doris D. Nickens and Connie Hunter and Kevin Bennett and Kristi Miller Webb,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W.D. Dozier and Helen C. Dozier, 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:

Land situated in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the centerline of Cub Creek Road; said point serves as the northwest corner of the herein described tract and northeast corner of Rose A. Prock (DB 40305, pg. 25586); runs thence with the centerline of Cub Creek Road North 41 deg. 33 min. 44 sec. East 147.26 feet, North 69 deg. 32 min. 06 sec. East 230.51 feet, North 59 deg. 53 min. 45 sec. East 260.25 and North 79 deg. 55 min. 46 sec. East 110.26 feet to a point which serves as the northeast corner of the herein described tract and northwest corner of David Lee Snyder (DB 7724, pg. 629); thence, leaving the road with lines agreed to in a boundary line agreement (Dozier/Snyder) recorded as Instrument No. 20060718-0086744 South 00 deg. 42 min. 13 sec. East 26.39 feet to an iron pin set on the right of way of the road (25 feet from centerline at right angles) and continuing South 00 deg. 42 min. 13 sec. East 257.40 feet to a 1/2" pipe found with 1" pipe witness; thence South 89 deg. 57 min. 13 sec. East (passing a steel post set on line at 444.56 feet and a second steel post at an additional 89.82 feet) for a total distance of 660.08 feet to an iron pin set with steel post witness at a triple hickory tree; thence South 64 deg. 34 min. 33 sec. West 235.14 feet to an iron pin set on the southeast side of a 14" hickory snag in a fence; said pin serves as the southern terminus of the specific courses stated in the boundary line agreement; thence with the general meanders of a wire fence (which Dozier & Snyder agreed to serve as common boundary in the above mentioned document) chord bearings and distances as follows: South 46 deg. 08 min. 06 sec. West 231.83 feet to a 20" hickory, South 10 deg. 13 min. 51 sec. West 194.69 feet to a 20" white oak, South 19 deg. 50 min. 51 sec. East 359.30 feet to a 8" sassafras, South 02 deg. 39 min. 50 sec. West 289.06 feet to a 12" hickory, South 17 deg. 43 min. 35 sec. East 209.85 feet to a 36" white oak, South 32 deg. 51 min. 18 sec. East 186.57 feet to a 24" mountain oak, South 02 deg. 57 min. 51 sec. West 312.29 feet to a 24" mountain oak, South 24 deg. 14 min. 58 sec. East 87.27 feet to a forked mountain oak, South 44 deg. 52 min. 16 sec. East 123.28 feet to a 6" hickory, South 62 deg. 13 min. 56 sec. East 269.48 feet to a 14" mountain oak, South 58 deg. 17 min. 40 sec. East 835.57 feet to a 20" white oak, South 32 deg. 52 min. 11 sec. East 371.81 feet to a 8" maple, and South 19 deg. 33 min. 18 sec. East 394.58 feet to an iron pin set at the eastern most corner of the herein described tract; said pin serves as the north corner of the eastern terminus of a narrow rectangular strip portion of Jean Sexton (DB 4972, pg. 251-also see Boundary Line Agreement- Dozier/Sexton in Instrument No. 20060718-0086743; said pin is located North 32 deg. 20 min. 12 sec. West 54.38 feet from a "T" shaped iron pin found at Snyder's southwest corner; runs thence with the west line of Sexton's rectangular strip South 46 deg. 21 min. 55 sec.; West 456.71 feet to a set iron pin, South 21 deg. 48 min. 31 sec. West 101.23 feet to a set iron pin and South 17 deg. 57 min. 50 sec. West 425.88 feet to an iron pin set in the centerline of an old road bed; thence with the centerline and still with Sexton as follows: North 67 deg. 59 min. 09 sec. West 246.62 feet, North 51 deg. 28 min. 48 sec. West 220.76 feet, North 15 deg. 54 min. 14 sec. West 404.97 feet, North 39 deg. 20 min. 25 sec. West 145.02 feet, North 67 deg. 34 min. 27 sec. West 101.85 feet and North 87 deg. 01 min. 21 sec. West 441.60 feet to a 1/2" rebar (yellow cap-illegible) found at Sexton's northwest corner and being the northeast corner of Phillip D. Dean, II (DB 10259, pg. 268-Tract 1); thence continuing with the centerline of the old road bed and now with Dean chord bearings and distances as follows: North 88 deg. 15 min. 04 sec. West 207.77 feet to a set iron pin, North 76 deg. 27 min. 06 sec. West 144.09 feet to a set iron pin, North 31 deg. 10 min. 42 sec. West 203.63 feet to a point, North 41 deg. 03 min. 16 sec. West 153.48 feet to a point and North 54 deg. 01 min. 16 sec. West 156.98 feet to a rebar (cap illegible) found at Dean's northwest corner and being the southeast corner of Jeff Callahan (DB 10928, pg. 10521); thence with Callahan (leaving the old road bed and now with the alignment of old fence remains) North 49 deg. 45 min. 07 sec. West 314.44 feet to a rebar (cap 77) found at Callahan's northeast corner and being the southeast corner of Robert Rosenthal (DB 10214, pg. 14281); thence with Rosenthal and the alignment of fence remains (which are always west of and then south of the old road bed) as follows: North 39 deg. 11 min. 23 sec. East 93.18 feet to a set iron pin, North 18 deg. 41 min. 55 sec. East 194.22 feet to a 1/2" rebar (cap 508), North 04 deg. 05 min. 48 sec. East 172.16 feet to a set iron pin, North 01 deg. 37 min. 03 sec. East 178.91 feet to a set iron pin, North 05 deg. 45 min. 12 sec. East 207.73 feet to a set iron pin, North 01 deg. 36 min. 07 sec. East 100.01 feet to a set iron pin, North 11 deg. 25 min. 12 sec. West 113.67 feet to a found 1/2" rebar, North 31 deg. 28 min. 41 sec. West 110.45 feet to a set iron pin, North 41 deg. 04 min. 35 sec. West 64.03 feet to a set iron pin, North 73 deg. 25 min. 54 sec. West 135.98 feet to a set iron pin, North 82 deg. 00 min. 40 sec. West 138.21 feet to a large vertical sandstone painted this survey and North 65 deg. 02 min. 20 sec. West 190.63 feet to a 5/8" rebar found 3' northeast of a 20" white oak; said rebar serves as the northeast corner of Rosenthal and southeast corner of the above mentioned Prock; runs thence with Prock (and now once again with the centerline of the old road bed per boundary line agreement Dozier/Tidwell recorded in Deed Book 10151, pg. 603) chord bearings and distances of North 16 deg. 17 min. 32 sec. East 26.53 feet, North 05 deg. 23 min. 21 sec. East 399.94 feet, North 15 deg. 41 min. 32 sec. West 183.77 feet, North 15 deg. 28 min. 19 sec. East 171.06 feet, North 14 deg. 38 min. 59 sec. West 127.39 feet, North 32 deg. 18 min. 07 sec. West 205.63 feet, North 59 deg. 46 min. 22 sec. West 94.22 feet, North 29 deg. 30 min. 22 sec. West 148.35 feet and North 34 deg. 02 min. 46 sec. West 69.09 feet to the point of beginning, containing 132.45 acres, more or less. According to survey by

Jim Cullivan, Ill, TN. R.L.S. No. 1791, dated January 13, 2005. Bearings are magnetic per reading taken November 18, 2004.

Being a portion of the same property conveyed to David Dozier Jr. by Deed from Mrs Sallie W. Dozier, widow of D. T. Dozier, of record in Book 492, page 488, Register's Office for Davidson County, Tennessee, dated December 5, 1916 and recorded on December 12, 1916. The said David Dozier, Jr. having died intestate on August 26, 1955, leaving as his sole heirs at law Walter Lee Dozier and Joseph Newson Dozier. The said Walter Lee Dozier having since died intestate having, never married or never having had children, leaving as his sole surviving heir at law, his brother, Joseph Newson Dozier; and

Being a portion of the same property conveyed to Jimmy A. Duncan, Trustee by Quitclaim Deed from Joseph Newman Dozier of record in Book 9370, page 191, Register's Office for Davidson County, Tennessee, dated June 2, 1994 and recorded on June 6, 1994, and within the same deed and for the purpose of creating a tenancy by the entireties, the said Jimmy A. Duncan, Trustee conveyed his interest in the subject property to J. N. Dozier and wife, Jewell M. Dozier. The said J. N. Dozier predeceased his wife, Jewell M. Dozier, leaving her as the surviving tenant by the entirety. The said Jewell M. Dozier died on December 29, 2003, and by her Last Will and Testament filed as Docket No. 04P-334 in the Probate Court for Davidson County, Tennessee, devised the subject property to her son, W. D. Dozier, a one-third (1/3) undivided interest, her daughter, Doris D. Nickens, a one-third (1/3) undivided interest, and to the children of her deceased daughter, Irene Bennet, namely Connie Hunter, Kevin Bennett and Kristi Miller Webb, a one-third (1/3) undivided interest; and

Being the same property conveyed to W. D. Dozier, a one-third (1/3) undivided interest, Doris D. Nickens, a one-third (1/3) undivided interest, Connie Hunter, a one-ninth (1/9) undivided interest, Kevin Bennett, a one-ninth (1/9) undivided interest and Kristi Miller Webb, a one-ninth (1/9) undivided interest by Executor's Quitclaim Deed from W. D. Dozier, Executor of the Estate of Jewell M. Dozier, deceased, of record at Instrument No. 20060718-0086747, Register's Office for Davidson County, Tennessee, dated July 17, 2006 and recorded on July 18, 2006.

W.D. Dozier joins in the execution of this instrument for the purpose of conveying his existing one-third (1/3) undivided interest to himself and his wife, Helen C. Dozier, as tenants by the entirety, in order to complete vesting of the full fee simple title in and to the subject property in the said W.D. Dozier and Helen C. Dozier, husband and wife.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Application for Greenbelt Assessment - Forest of record in Book 8978, Page 928, in the Register's Office for Davidson County, Tennessee. Subject to the terms and provisions of the boundary line agreements of record in Book 10151, Page 603, Instrument No. 20060718-0086743 and Instrument No. 20060718-0086744, in the Register's Office for Davidson County, Tennessee. Electrical permit of record in Book 5023, Page 202, in the Register's Office for Davidson County, Tennessee. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways. Subject to the flow of any creeks, streams, or branches across subject property. Subject to all matters shown on the survey by Jim Cullivan, Ill, TN. R.L.S. No. 1791, dated January 13, 2005.

This property, known as Cub Creek Road, Nashville, TN

(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 my/our hand(s) this 11th DAY OF December, 2013.

W.D. Dozier

Doris D. Nickens

Connie Hunter

Kevin Bennett

Kristi Miller Webb

STATE OF Tennessee

COUNTY OF Williamson

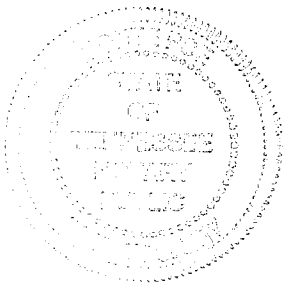
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W.D. Dozier and Doris D. Nickens and Connie Hunter and Kevin Bennett and Kristi Miller Webb, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of December, 2013.

Notary Public

My Commission Expires: 9/5/16

(SEAL)



True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

