BILL GARRETT, Davidson County
Trans:T20140052966 DEEDWARR
Recvd: 07/22/14 15:08 3 pgs
Fees:18.00 Taxes:259.00
20140722-0065137

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1143**

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/24/2014**, by and between **The Estate of Jack Junior Davis**, parties of the first part, and **Chuck Ryan**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Joelton**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being the same property contained in Tax map and parcel 029-00-0 156.00 and the all or a portion of the same property conveyed to The Metropolitan Government of Nashville and Davidson County from Deed Book 367, page 464; Deed Book 1422, page 554; Deed Book 2910, page 18; Deed Book 3895, page 136; and Deed Book 4006, page 194, said Register's Office for Davidson County, Tennessee. See Exhibit A

Being the same property conveyed to Jack Davis & Cameron Goss by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, dated 02/20/2013 of record in Instrument Number 20130311-0023969, Register's Office for Davidson County, Tennessee. And conveyed in corrected Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee to The Estate of Jack Davis and Cameron Goss, dated _____, of record in Instrument Number 20140722-0065135 Register's Office for Davidson County, Tennessee and further conveyed to Eric T. Davis, Executor, Estate of Jack Junior Davis by Quitclaim Deed from Michael Cameron Goss, dated_____, of record in Instrument Number 20140722-0065136, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **02900015600**
- ☒ Improved **5880 Eatons Creek Road, Joelton, TN 37080**
- ☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Eric T. Davis, Executor
The Estate of Jack Junior Davis

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Eric T. Davis, Executor **The Estate of Jack Junior Davis** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 24th day of June, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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Owner's Name: **Chuck Ryan**

and Address: **5880 Eatons Creek Road, Joelton, TN 37080**

Mail tax bills to: Chuck Ryan
P.O. Box 101271
Nashville, TN 37224

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$70,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 24th day of June, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit A

Book 367, page 464

A Certain tract or parcel of land in the new 14th Civil District of said County, as follows:

Situated in the Dry Fork Public Road, near the village of Money and beginning at a stake_ft. from the intersection of Dry Creek and road of said Dry Fork Road & with said margin S. 50 E. 150 feet to a stake thence S. 30 W. 175 feet to a stake; thence N. 60 W. 150 feet to a stake; thence N. 30 E. 175 feet to the beginning, containing 6/10 acres more or less. See Book 92, page 150 R.O.D.C.

Book 1422, page 554

A TRACT OF LAND IN THE 14TH FORMERLY 25TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF THE OLD EATON CREEK ROAD AT THE NORTHEAST CORNER OF A 1-3/4 ACRE TRACT CONVEYED TO J.A. ARRINGTON BY DEED FROM R.J. AITA, ET AL, OF RECORD IN BOOK 545 PAGE 536 R.O.D.C., TENNESSEE; THENCE EAST 12° NORTH 209 FEET TO AN IRON STAKE; THENCE SOUTH 2° WEST 350 FEET; THENCE WEST 9° SOUTH 450 FEET; THENCE NORTH 2° EAST 207 FEET TO THE CENTER OF SAID OLD ROAD, NOW THE NORTHERLY MARGIN OF A NEW HIGHWAY; THENCE WITH THE CENTER OF SAID OLD ROAD, EASTWARDLY 41° NORTH 306 FEET TO THE BEGINNING, CONTAINING 3.22 ACRES, MORE OR LESS, AND BEING PART OF THE PROPERTY CONVEYED TO CASPER S. AITA BY DEED FROM CYNTHIA AITA, ET AL OF RECORD IN BOOK 1115, PAGE 672, R.O.D.C., TENNESSEE.

Book 2910, page 18

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, for Davidson County, Tennessee, March 13, 1959, as follows:

Beginning in the center of Forte Road at the northeast corner of the property conveyed to Davidson County Board of Education by deed from Casper S. Aita and wife, of record in Book 1422, page 554, Register's Office for said County; thence with the center of said Forte Road north 2 degrees 45 minutes east 473 feet to the intersection of said Forte Road and Eatons Creek Road; thence with the center of said Eatons Creek Road south 28 degrees 31 minutes west 117.3 feet and south 24 degrees 31 minutes west 300 feet, and south 28 degrees 34 minutes west 100 feet to an old road; thence with said old road south 88 degrees 43 minutes east 205.8 feet to the center of Forte Road, the point of beginning.

Book 3895, page 136

Land in the 14th Civil District of Davidson County, Tennessee and described as follows:

BEGINNING at a point in the center of the Eatons Creek Road; thence leaving the center of Eatons Creek Road South 8° 29' West and continuing along the property line between the Dickens and the Metropolitan Board of Education 179.15 feet to a common corner of Dickens, Aita and the Board of Education; thence South 6° 43' East along the property line of Dickens and Aita 377.15 feet to a 12" post; thence South 3° 17' West along the property line of Dickens and Vidale, 247.19 feet to a concrete monument; thence North 86°22' West along the property line of Dickens and Barfield 179 feet to a concrete monument; thence North 1° 34' West 693.6 feet to the centerline of Eatons Creek Road; thence Northeasterly along the center of Eatons Creek Road with a curve having a radius of 819.02 feet, 215.85 feet to the point of beginning and containing 3.11 acres, more or less, according to a survey made by William Bollier Parrish, dated October 12, 1964.

Being part of the same real property conveyed to Willard E. Dickens and wife, Esther M. Dickens by deed from Casper S. Aita and wife, dated November 25, 1955, filed December 28, 1955 and recorded in Book 2467, page 136, said Register's Office.

Book 4006, page 194

BEGINNING at a point in the center of John Forte Road, at the Southeast corner of the property owned by Metropolitan Board of Education; thence with the center of said John Forte Road South 3° 04' West 100 feet to a point; thence leaving said road North 86° 56' West 230.95 feet to a concrete monument; thence South 3° 04' West 356.8 feet to a concrete monument in the property line between Aita and Vidale; thence North 86° 44' West along the common property line of Aita and Vidale 147.13 feet to a 12" post in the common line of Aita, Vidale and Dickens, thence North 6° 43' West 377.15 feet to a concrete monument; thence North 82° 17' East along the property line of Aita and the Metropolitan Board of Education, 450 feet to the point of beginning and containing 2.04 acres, according to a survey made by William Collier Parrish, dated October 12, 1964.