BILL GARRETT, Davidson County
Trans:T20150100511 DEEDWARR
Recvd: 11/25/15 12:51 3 pgs
Fees:18.00 Taxes:459.17
20151125-0119773

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,100.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:
08-20-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GREGORY D. DEW, a married man	New Owners	0300002400 & 03000003300
	(NAME)	
0 Whites Creek Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RAY ALLEN and JUDY ALLEN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GREGORY D. DEW, a married man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT #5

BEING A TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD (NEW, W/TENN RLS 1638 CAP) LOCATED IN THE NORTHERLY RIGHT-OF-WAY LINE OF WHITES CREEK PIKE, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE DUKE CEMETERY PROPERTY, THENCE N29DEG34MIN14SECE, 142.20 FEET, THENCE N05DEG43MIN25SECW, 197.00 FEET, THENCE N09DEG39MIN50SECE, 204.19 FEET, THENCE N46DEG50MIN00SECW, 323.96 FEET TO THE TRUE POINT OF BEGINNING,THENCE, WITH THE NORTHEASTERLY LINE OF PROPERTY (TRACT 6) CONVEYED TO RAY ALLEN AND JUDY ALLEN BY DEED OF RECORD IN BOOK 11619, PAGE 517, R.O.D.C., S42DEG18MIN16SECW, 63.69 FEET TO AN EXISTING IRON PIN,
THENCE, CONTINUING N64DEG15MIN38SECW, 432.64 FEET TO AN EXISTING IRON PIN,
THENCE, N23DEG43MIN47SECW, 102.24 FEET TO AN EXISTING IRON PIN,
THENCE, N65DEG43MIN24SECW, 72.59 FEET TO AN EXISTING IRON PIN,
THENCE, N51DEG19MIN44SECW, 216.87 FEET TO AN EXISTING IRON PIN,
THENCE, LEAVING SAID LINE WITH THE EASTERLY LINE OF PROPERTY CONVEYED TO ABIGAIL RIKE BY DEED OF RECORD AS INSTRUMENT #20130103_0000632, R.O.D.C., N34DEG45MIN19SECE, 42.92 FEET TO AN EXISTING IRON PIN,
THENCE, CONTINUING N77DEG33MIN30SECE, 452.30 FEET TO AN EXISTING IRON PIN,
THENCE, N58DEG35MIN00SECE, 192.82 FEET TO AN EXISTING IRON PIN,
THENCE, N07DEG43MIN30SECE, 227.35 FEET TO AN EXISTING IRON PIN,
THENCE, LEAVING SAID LINE WITH THE SOUTHWESTERLY LINE OF ANOTHER PROPERTY CONVEYED TO ABIGAIL RIKE BY DEED OF RECORD AS INSTRUMENT #20130103_0000632, R.O.D.C., N62DEG12MIN17SECE, 94.58 FEET TO AN EXISTING IRON PIN,
THENCE, CONTINUING S49DEG35MIN55SECE, 69.45 FEET TO AN EXISTING IRON PIN,
THENCE, N36DEG55MIN34SECE, 160.44 FEET TO A 21" MAPLE TREE,
THENCE, S28DEG29MIN00SECE, 230.14 FEET TO AN EXISTING IRON PIN,
THENCE, LEAVING SAID LINE WITH THE WESTERLY LINE OF PROPERTY (TRACT 4) CONVEYED TO BRENDA JOYCE STEWART BY DEED OF RECORD AS INSTRUMENT #20040114_0005593, R.O.D.C., S20DEG37MIN13SECW, 836.92 FEET TO AN EXISTING IRON PIN AND THE POINT OF BE
CONTAINING 435,502 SQUARE FEET OR 10.00 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RAY ALLEN AND JUDY ALLEN BY DEED FROM GARY L. ADAMS AND MARY E. ADAMS OF RECORD IN BOOK 10443, PAGE 638 AND CONVEYED TO RAY

WARRANTY DEED
(Continued)

ALLEN AND JUDY ALLEN BY DEED FROM GARY L. ADAMS & WIFE, MARY E. ADAMS RECORDED IN BOOK 10155, PAGE 549, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

TRACT #6

BEING A TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED IN THE NORTHERLY RIGHT-OF-WAY LINE OF WHITES CREEK PIKE, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE DUKE CEMETERY PROPERTY, AND BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY
THENCE, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WHITES CREEK PIKE N63DEG48MIN10SECW, 55.77 FEET TO AN IRON ROD (NEW, W/TENN RLS 1638 CAP),
THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE EASTERLY LINE OF PROPERTY CONVEYED TO MARGARET LEMM AND ANNA FRIESENHAHN BY INSTRUMENT OF RECORD IN DEED BOOK 9473, PAGE 975, R.O.D.C. (SEE ALSO DEED BOOK 11329, PAGE 136, R.O.D.C.), N16DEG53MIN00SECE,134.54 FEET TO AN EXISTING IRON PIN,
THENCE, CONTINUING WITH THE NORTHEASTERLY LINE OF SAID LEMM AND FRIESENHAHN PROPERTY N44DEG56MIN00SECW, 325.00 FEET TO AN EXISTING IRON PIN,
THENCE, N56DEG46MIN20SECW, 486.18 FEET TO AN EXISTING IRON PIN,
THENCE, N42DEG34MIN39SECW, 277.96 FEET TO AN EXISTING IRON PIN,
THENCE, N23DEG16MIN45SECW, 230.58 FEET TO AN EXISTING IRON PIN,
THENCE, LEAVING SAID LINE WITH THE SOUTHEASTERLY LINE OF PROPERTY CONVEYED TO ABIGAIL RIKE BY DEED OF RECORD AS INSTRUMENT #20130103_0000632, R.O.D.C., N48DEG05MIN00SECE, 46.15 FEET TO AN EXISTING IRON PIN,
THENCE, CONTINUING N34DEG45MIN19SECE, 55.00 FEET TO AN EXISTING IRON PIN,
THENCE, LEAVING SAID LINE WITH THE SOUTHWESTERLY LINE OF PROPERTY (TRACT 5) CONVEYED TO RAY ALLEN AND JUDY ALLEN BY DEED OF RECORD IN BOOK 10155, PAGE 549, R.O.D.C. AND BOOK 10443, PAGE 638, R.O.D.C., S51DEG19MIN44SECE, 216.87 FEET TO AN EXISTING IRON PIN,
THENCE, CONTINUING S65DEG43MIN24SECE, 72.59 FEET TO AN EXISTING IRON PIN,
THENCE, S23DEG43MIN47SECE, 102.24 FEET TO AN EXISTING IRON PIN,
THENCE, S64DEG15MIN38SECE, 432.64 FEET TO AN EXISTING IRON PIN,
THENCE, S42DEG18MIN16SECE, 63.69 FEET TO AN EXISTING IRON PIN,
THENCE, LEAVING SAID LINE WITH THE SOUTHWESTERLY LINE OF PROPERTY (TRACT 4) CONVEYED TO BRENDA JOYCE STEWART BY DEED OF RECORD AS INSTRUMENT #20040114_0005593, R.O.D.C., S46DEG50MIN00SECE, 323.96 FEET TO AN EXISTING IRON PIN,
THENCE, LEAVING SAID LINE WITH THE WESTERLY LINE OF PROPERTY CONVEYED TO CECIL BRAGG, JR. BY DEED OF RECORD IN BOOK 10155, PAGE 545, R.O.D.C., S09DEG39MIN50SECW, 204.19 FEET TO AN EXISTING IRON PIN,
THENCE, CONTINUING S05DEG43MIN25SECE, 197.00 FEET TO AN EXISTING IRON PIN,
THENCE, LEAVING SAID LINE WITH THE WESTERLY LINE OF THE AFOREMENTIONED DUKE CEMETERY PROPERTY S29DEG34MIN14SECW, 142.20 FEET TO AN IRON ROD (NEW, W/TENN RLS 1638 CAP) AND THE POINT OF BEGINNING.
CONTAINING 333,659 SQUARE FEET OR 7.66 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RAY ALLEN AND JUDY ALLEN BY DEED FROM GARY L. ADAMS AND MARY ADAMS OF RECORD IN BOOK 11619, PAGE 517 REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO AN INGRESS AND EGRESS EASMENT OF RECORD IN BOOK 10443, PAGE 638; A DRIVEWYA MAINTENANCE AGREEMENT OF RECORD IN BOOK 10181, PAGE 38; AND EASEMENTS OF RECORD IN BOOK 11619, PAGE 517, AND BOOK 10155, PAGE 549, ALL IN REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as Whites Creek Pike, Whites Creek, TN 37189
(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

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 23rd day of November, 2015.

RAY ALLEN

JUDY ALLEN

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAY ALLEN and JUDY ALLEN, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of November, 2015.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072