WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160005067 DEEDWARR
Recvd: 01/20/16 09:26 2 pgs
Fees:13.00 Taxes:1106.30
20160120-0005541

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Virginia D Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2016.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Friends of the Warner Parks, Inc.	Friends of the Warner Parks, Inc.	14300001300
(NAME)	(NAME)	
50 Vaughn Road	50 Vaughn Road	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37221	Nashville , TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Virginia D Taylor, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRIENDS OF THE WARNER PARKS, INC., HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land lying wholly within the Fourteenth Civil District, Davidson County, Tennessee and being called the A. B. Beasley Tract, described as follows, to-wit:

Beginning at an iron pin in the westerly margin of the Seaboard Railroad Right-of-Way and at the southeast corner of Harpeth Trace Estate (Phase II) as recorded in Book 5859, Page 826, Register's Office foe Davidson County, Tennessee, thence with said westerly margin of Railroad, South 35 degrees 08 minutes West 101.1 feet to an iron pin, thence leaving said Right-of-Way, North 82 degrees 21 minutes West 683.9 feet (erroneously shown in previous deed as South 82 degrees) to an iron pin, thence North 2 degrees 51 minutes East 75.0 feet to an iron pin, thence with an old down fence, north 53 degrees 20 minutes West 304.50 feet to an iron pin, thence with a partial fence line, North 9 degrees 14 minutes East 297.0 feet to an iron pin, thence with a partial fence line, South 87 degrees 21 minutes East 220.0 feet to concrete monument in the westerly boundary of Harpeth Trace Estates, thence with Harpeth Trace Estates' West line, South 2 degrees 51 minuets West 450.4 feet to a concrete monument, Harpeth Trace Estates' southwest corner, thence with the southerly boundary of said Estates, South 82 degrees 21 minuets East 738.1 feet (erroneously shown in previous deed as North 82 degrees) to the point of beginning and containing 3.56 acres, more or less.

SUBJECT TO AND INCLUDING A PERPETUAL RIGHT-OF-WAY IN COMMON WITH OTHER PROPERTY OWNERS OVER AND ALONG A STRIP OF LAND 16 FEET IN WIDTH FOR INGRESS AND EGRESS TO AND FROM SUBJECT PROPERTY TO THAT PROPERTY BEING THE RIGHT-OF-WAY OF THE SEABOARD RAILROAD, WHICH 16 FOOT PERPETUAL RIGHT OF WAY LIES ADJACENT TO THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD RAILROAD, SOUTHERLY TO THE CROSSING OF SAID HIGHWAY, AND WHICH RIGHT-OF-WAY IS SET FORTH IN DEED OF RECORD IN BOOK 892, PAGE 283 IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND INCLUDES AN AGREEMENT TO A PROPORTION OF THE EXPENSES OF MAINTAINING EASEMENT AREA.

Being the same property conveyed to Virginia D. Taylor by Warranty Deed dated September 13, 1988 from Nancy B. Pierce and Linda E. Lemmonds, as Co-Conservators for Annie Belle Beasley, which deed is of record in Book 7654, Page 486 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7134 Highway 100, Nashville, TN 37221
(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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

GRANTOR also quitclaims, transfers and conveys to GRANTEE all rights GRANTOR may have pursuant to easement, agreement, or otherwise, in and to the crossing of the said Railroad Right of Way providing access from the said property to Highway 100; but without warranty as to the extent of any such rights.

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 hand this 19th day of January, 2016

Virginia D Taylor

Virginia D. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of January, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared VIRGINIA D. TAYLOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at Madison, Tennessee, this the 19th day of January, 2016.

My commission expires:
1-9-18

Deanie L. Gregory
Notary Public

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County