Davidson County DEEDWARR
Recvd: 03/02/16 12:18 8 pgs
Fees:43.00 Taxes:147.63
20160302-0019961

Prepared by:
Security Title & Escrow Co., LLC
Columbia, Tennessee 38402-1431

Return to Security Title & Escrow Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Karen Kehoe, a single woman, Gary C. Weil and wife, Cathy O. Weil and Dennis T. Weil and wife, Joyce G. Weil,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Albert T. Davis and Karen Davis, husband and wife, as tenants by the entirety,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being more particularly described as follows:

See Attached Exhibit "A" for Legal Description.

BEING a part of the same property conveyed to Chester Harold Weil by deed from Robert A. Nash, Jr., an unmarried person, doing business as Nash Food Products, dated March 12, 1947, and of record in Book 1492, Page 197, Register's Office of Davidson County, Tennessee. A one-ninth interest in said property was conveyed to William J. Kehoe and Karen Kehoe, husband and wife, as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated August 28, 1974, and of record in Book 4852, Page 980, Register's Office of Davidson County, Tennessee. A one-ninth interest in said property was conveyed to Dennis T. Weil and Joyce G. Weil, husband and wife, as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated August 28, 1974, of record in Book 4852, Page 982, Register's Office of Davidson County, Tennessee. A one-ninth interest in said property was conveyed to Gary C. Weil and Cathy O. Weil, husband and wife, as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated August 28, 1974, of record in Book 4852, Page 978, Register's Office of Davidson County, Tennessee. An additional one-ninth interest in said property was conveyed to William J. Kehoe and Karen J. Kehoe, husband and wife, as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated February 2, 1978 of record in Book 5252, Page 190, Register's Office of Davidson County, Tennessee. A additional one-ninth interest in said property was conveyed to Dennis T. Weil and Joyce G. Weil, husband and wife, as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated February 2, 1978, and of record in Book 5252, Page 186, Register's Office of Davidson County, Tennessee. A one-ninth interest in said property was conveyed to Gary C. Weil and Cathy O. Weil, husband and wife, as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated February 2, 1978, of record in Book 5252, Page 188, Register's Office of Davidson County, Tennessee. The said Chester H. Weil having died on May 10, 1993, as a resident of Hamilton County, Ohio. The remaining one-third interest of Chester Harold Weil was devised to Gary C. Weil, Karen J. Kehoe and Dennis T. Weil, equally, by the Last Will and Testament of Chester H. Weil, deceased. Said Will was filed for probate on May 21, 1993, in the Probate Court of Hamilton County, Ohio, Case No. 932361, Chester H. Weil was predeceased by his wife, Agnes A. Weil. The said Agnes A. Weil having died on August 19, 1992. See also Affidavit of Heirship of record in Instrument No. 20160112-0003055, and Quitclaim Deed from William J. Kehoe to Karen J. Kehoe, of record in Instrument No. 20160112-00033056, both in the Register's Office of Davidson County, Tennessee.

Map & Parcel 11200003800

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and

possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for Easement in favor of USA of record in Book 4217, Page 588, Register's Office of **Davidson** County, Tennessee and the current years real estate taxes and any other easements and/or restrictions, if any, of record in the **DAVIDSON** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 26th day of **February, 2016.**

Karen J. Kehoe

Karen J. Kehoe

STATE OF Virginia

COUNTY OF Albemarle

Personally appeared before me, the undersigned, **Karen J. Kehoe,** with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of **FEBRUARY, 2016.**

My commission expires:
11/30/2017

Notary Public

LEE DOUGLAS BOBBIO
Notary Public
Commonwealth of Virginia
7556915
My Commission Expires Nov 30, 2017

IN WITNESS WHEREOF, this conveyance has been executed on the 26th day of **FEBRUARY, 2016.**

Gary C. Weil

Gary C. Weil

Kathleen M. Weil

STATE OF Kentucky

COUNTY OF Woodford

Personally appeared before me, the undersigned, **Gary C. Weil and wife, Kathleen M. Weil,** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of **FEBURARY, 2016.**

Mallie M. Bradley

Notary Public

My commission expires:
2-07-18
ID # 503736

IN WITNESS WHEREOF, this conveyance has been executed on the 26 day of **FEBRUARY, 2016.**

Dennis T. Weil

Joyce G. Weil

Joyce G. Weil

STATE OF FLORDA

COUNTY OF LEE

Personally appeared before me, the undersigned, **Dennis T. Weil and wife, Joyce G. Weil,** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of **FEBURARY, 2016.**

My commission expires:
12/11/2017

Notary Public

CHRISTOPHER A HENRY
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF076009
Expires 12/11/2017

STATE OF TENNESSEE - Williamson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 39,900.00.**

Affiant

Subscribed and sworn to before me, this 29th day of **FEBRUARY, 2016.**

My commission expires:
1-26-19

Notary Public

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NEW PROPERTY OWNERS:

Albert T. Davis and wife, Karen Davis

5100 Waddell Hollow Rd
Franklin, TN 37064

PERSON(S) RESPONSIBLE FOR TAXES:

SAME

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in the Ninth, formerly Fourteenth Civil District of Davidson County, Tennessee, described according to a partial survey made by Z.J. Wilkinson, Surveyor, May 12, 1943, as follows:

Beginning at a point 5 poles South of the center line of the Old Charlotte Road at a hickory, said beginning point in the Southwest corner of a 10 acre tract of land owned by Kelly; running thence East with Kelly's South line and Gourley and Waldrop's South line, South 87-1/2 degrees East 232 poles to a stone in Hollow; thence South 3 degrees West 134 poles; thence North 76 degrees West 206 poles to a stone; thence North 1 degrees East 22 poles to a stone pike; thence North 87-1/2 degrees West 30.7 poles to a stake 2.72 poles East of ash tree; thence North 82 degrees West 136.32 poles crossing Old Charlotte Road to a point in the Northwest corner of Geo. Bryant's 6 acre tract of land, of record in Book 504, Page 290, Register's Office of Davidson County, Tennessee; thence North 2-1/2 degrees East 51 poles to a stone marked "H" in the center of old road; thence North 2-1/2 degrees East 40 poles to a double beech; thence South 86-1/2 degrees East 136 poles to a stake near paling fence; thence South 3 degrees West crossing Old Charlotte Road, 27 poles to a hickory, the point of beginning containing 231 acres, more or less.

Included within the above described property but expressly excluded therefrom is a 21 acre tract, not of record, as shown on the survey entitled 9th Civil District, Davidson Co., Tennessee, survey November, 1968, by Jack R. Underwood Stationary Engineer #64009, as follows;

Exclusion No. 1: Being Lot 1 on the unrecorded Plan of C. H. Weil Property, described according to a survey made by Jack R. Underwood, dated November 1968, which was conveyed to James W. Hatmaker and wife, Eloise Q. Hatmaker, by deed from Chester Harold Weil and wife, Agnes Weil, dated September 20, 1974, and of record in Book 4867, Page 873, in the Registers Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Exclusion No. 2: Being Lot 2 on the Plan of C. H. Weil Property, not of record, described according to a survey made by Jack R. Underwood, dated November 1968, which was conveyed to Luther Hatmaker and wife, Lenna Hatmaker, by deed from Chester Harold Weil and wife, Agnes Weil, dated April 7, 1975, and of record in Book 4906, Page 792, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Exclusion No. 3: Being Lot 3 on the unrecorded Plan of C. H. Weil Property, described according to a survey made by Jack R. Underwood, dated November 1968, which was conveyed to Robert E. Norman, Sr., and wife, Celia Norman, by deed from Chester Harold Weil and wife, Agnes Weil, dated April 30, 1973, and of record in Book 4733, Page 235, in the Registers Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Exclusion No. 4: Being Lots 4 and 6 on the unrecorded Plan of C. H. Weil Property, described according to a survey made by Jack R. Underwood, dated November 1968, which was conveyed to Chester Harold Weil and Agnes Weil, husband and wife, by Quitclaim Deed from William J. Kehoe and Karen J. Kehoe, husband and wife, Gary C. Weil and Cathy O. Weil, husband and wife, and Dennis T. Weil and Joyce G. Weil, husband and wife, dated March 22, 1988, and of record in Book 7575, Page 309., in the Register's Office of Davidson County, Tennessee; and further having been conveyed to Robert E Woodard and Gladys Woodard, husband and wife, by deed from Chester Harold Weil and wife, Agnes Weil, dated March 15, 1988, and of record in Book 7575, Page 311, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Exclusion No. 5: Being Lot 6 on the unrecorded Plan of C. H. Weil Property, described according to a survey made by Jack R. Underwood, dated November 1968, which was conveyed to Joe D. Demonbreun and wife, Josie Lee Demonbreun, by deed from Chester Harold Weil and wife, Agnes Weil, dated August 20, 1974, and of record in Book 4849, Page 837, in the Registers Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

EXHIBIT "A"

LEGAL DESCRIPTION
(Continued)

Exclusion No. 6: Being Lot 7 on the unrecorded Plan of C. H. Weil Property, described according to a survey made by Jack R. Underwood, dated November 1988, which was conveyed to Joe D. Demonbreun and wife, Josie Lee Demonbreun, by deed from Chester H. Weil and wife, Agnes Weil, dated August 20, 1974, and of record in Book 4849, Page 833, in the Registers Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Also Less and Except the following two tracts conveyed in Instrument No. 20160112-0003056:

Being and lying in the 9th civil district of Davidson County, Tennessee and lying South of and adjacent to Old Charlotte Pike, being more particularly described as follows:

Beginning at a point in the center of Old Charlotte Pike; said point being the Southwest corner of the tract being described, and the Northwest corner of David K. Wayman etux; thence with center of said road, North 03 degrees 27' 04" West for a distance of 133.21' to a point; thence North 05 degrees 37' 06" West for a distance of 178.34' to a point; thence North 08 degrees 21' 22" West for a distance of l 05.78' to a point; thence North 03 degrees 30' 39" East for a distance of 127.33' to a point; thence North 19 degrees 25' 35" East for a distance of 210.07' to a point; thence North 36 degrees 01' 05" East for a distance of 142.29' to a point; thence North 53 degrees 25' 55" East for a distance of 136.99' to a point; thence North 65 degrees 41' 40" East for a distance of 107.21' to a point; thence North 75 degrees 13' 39" East for a distance of 126.51' to a point; thence North 83 degrees 55' 58" East for a distance of 117.30' to a point; thence South 82 degrees 22' 28" East for a distance of 78.52' to a point; thence South 64 degrees 19' 03" East for a distance of 99.85' to a point; thence South 49 degrees 39' 54" East for a distance of 105.62' to a point; thence South 43 degrees 06' 50" East for a distance of 125.72' to a point; thence South 45 degrees 42' 32" East for a distance of 96.42' to a point; thence South 55 degrees 51' 28" East for a distance of 125.70' to a point in the intersection of the center of Old Charlotte Pike and center of Sears Road; thence with center of Old Charlotte Pike, South 65 degrees 42' 59" East for a distance of 62.97' to a point; thence South 76 degrees 00' 16" East for a distance of 66.27' to a point; thence South 85 degrees 44' 23" East for a distance of 30.18' to a point; thence North 85 degrees 56' 07" East for a distance of 60.85' to a point; thence North 76 degrees 31' 27" East for a distance of 102.91' to a point; thence North 67 degrees 39' 26" East for a distance of 73.75' to a point; thence North 58 degrees 13' 34" East for a distance of 70.21' to a point; thence North 46 degrees 24' 55" East for a distance of 91.33' to a point; thence North 42 degrees 37' 24" East for a distance of 263.88' to a Mag Nail; thence North 42 degrees 29' 10" East for a distance of 19.65' to a point; said point being the West boundary of Emmett Evans etux; thence leaving said road with Evans, South 03 degrees 30' 40" West, passing an iron pin set at 39.70', in all a distance of 103.04' to an iron pin set; said iron pin set being the Southwest corner of Evans; thence continuing with Evans, South 85 degrees 00' 15" East, passing the center of a TVA line at 252.67', an iron pin found and Southwest corner of Charles Hulan etux at 660.03', also passing the South boundary of Richard 1-Fulan, the Southwest corner of Georgia Fisher, and the Southwest corner of Carl Ferguson, in all a distance of 3884.54' to an iron pin set; said iron pin set being the Southeast corner of Ferguson, and the West boundary of Robin Jones; thence with Jones, South 04 degrees 09' 47" West for a distance of 712.09' to .a steel fence post; said steel fence post being the Southwest corner of Jones, and the Northwest corner of Justin King; thence with King, South 04 degrees 09' 47" West for a distance of 793.24' to a iron pin set; said iron pin set being the Eastern most Southeast corner of the tract being described; thence with a new Weil Division line, North 45 degrees 05' 08" West for a distance of 80.42' to an iron pin set; thence South 55 degrees 58' 18" West for a distance of 950.51' to an iron pin set; said iron pin set being the Southern most Southeast corner of the tract being described; thence leaving said division line with Conner, North 73 degrees 55' 23" West, passing the center of a TVA line at 2186.75', and passing the Eastern most Northeast corner of Rebecca Dooley, in all a distance of 2561.19' to a iron pin found; thence North 03 degrees 40' 45" East for a distance of 363.02' to a iron pin set; said iron pin set being the Northern most Northeast corner of Dooley; thence continuing with Dooley, North 85 degrees 23' 58" West for a distance of 506.66' to a iron pin set; said iron pin set being the Northwest corner of Dooley, and the Northeast corner of John Paul Dunn; thence with Dunn, North 79 degrees 54' 52" West, passing an iron pin set at 1745.20', passing the Northwest corner of Dunn, and the Northeast corner of David Wayman, for a distance of 1770.92' to the point of beginning and containing 191.15 acres as

EXHIBIT "A"

LEGAL DESCRIPTION
(Continued)

surveyed by Kenneth Carroll, RLS Tennessee License No. 1335, December 11, 2015.

The above tract is subject to a 575 foot TVA line easement as recorded in Deed Book 4217, page 588, in the Register's Office of Davidson County, Tennessee.

and

Being and Lying in the 9" Civil District of Davidson County, Tennessee and lying South of Old Charlotte Pike, being more particularly described as follows:

Beginning at a iron pin found; said iron pin found being the Southeast corner of the tract being described, the Southwest corner of Justin King, the Northwest corner of Bohnne Jones, and the Northeast corner of Thomas Conner etux; thence with Conner, North 73 degrees 55' 23" West for a distance of 825.76' to an iron pin set; said iron pin set being the Southwest corner of the tract being described; thence leaving Conner with a new Weil Division line, North 55 degrees 58' 18" East for a distance of 950.51' to an iron pin set; said iron pin set being the Northern most corner of the tract being described; thence continuing with said Division line, South 45 degrees 05' 08" East for a distance of 80.42' to an iron pin set; said iron pin set being the West boundary of Justin King; thence leaving said Division line with King, South 04 degrees 09' 47" West, passing an iron pin set at 115.67', in all a distance of 705.67' to the point of beginning and containing 7.41 acres as surveyed by Kenneth Carroll, RLS Tennessee License No. 1335, December 11, 2015.

Being part of the same property conveyed to Chester Harold Weil by deed from Robert A Nash, Jr., an unmarried person, doing business as Nash Food Products, dated March 12. 1947, and of record in Book 1492. Page 197, in the Registers Office of Davidson County, Tennessee. A one-ninth interest in said property was conveyed to William J. Kehoe and Karen J. Kehoe, husband and wife and as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated August 28. 1974, and of record in Book 4852, Page 980, in the Registers Office of Davidson County, Tennessee. A one-ninth interest in said property was conveyed to Dennis T. Weil and Joyce G. Weil, husband and wife and as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated August 28, 1974, and of record in Book 4852, Page 982. in the Register's Office of Davidson County, Tennessee, A one-ninth interest in said property was conveyed to Gary C. Weil and Cathy 0. Weil, husband and wife and as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated August 28, 1974, and of record in Book 4852, Page 978, in the Register's Office of Davidson County, Tennessee. An additional one-ninth interest in said property was conveyed to William J. Kehoe and Karen J. Kehoe, husband and wife and as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated February 2, 1978. and of record in Book 5252, Page 190, in the Register's Office of Davidson County, Tennessee. A additional one-ninth interest in said property was conveyed to Dennis T. Weil and Joyce G. Weil, husband and wife and as tenants by the entirety, by Quitclaim Deed from Chester Harold Weil and Agnes Weil, dated February 2, 1978, and of record in Book 5252, Page 186. in the Register's Office of Davidson County, Tennessee, An one-ninth interest in said property was conveyed to Gary C. Weil and Cathy 0. Weil, husband and wife and as tenants by the entirety, by Quitclaim, Deed from Chester Harold Weil and Agnes Weil. dated February 2., 1978, and of record in Book 5252, Page 188, in the Register' s Office of Davidson County, Tennessee. The said Chester H. Weil having died on May 10, 1993, as a resident of Hamilton County, Ohio. The remaining one-third interest of Chester Harold Weil was devised to Gary C. Weil, Karen J. Kehoe and Dennis T. Weil, equally, by the Last Will and Testament of Chester H. Weil, deceased. Said Will was filed for probate on May 21. 1993, in the Probate Court of Hamilton County, Ohio, Case No. 932361, Chester H. Weil was predeceased by his wife, Agnes A, Weil. The said Agnes A Weil having died on August 19, 1992. See also Affidavit of Heirship of record in Instrument No. 20160112-0003055, and Quitclaim Deed from William J. Kehoe to Karen J. Kehoe, of record in Instrument No. 20160112-0003058, both in the Register' s Office for Davidson County, Tennessee.

Being Map/Parcel 112000 03800, approximately 11.67 acres on the NW corner of Old Charlotte Pike and Sears Rd. Propertyy address being provided for informational purposes only.

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

