WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/16 10:01 4 pgs
Fees:23.00 Taxes:1849.63
20160404-0031568

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shelton H. Williams, III	New Owner	014 00 0 036.00
(NAME)	(NAME)	
7261 Douglas Rd.	700 12th Ave S, #201	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars ($499,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Catherine Evans Harvill, Sole Trustee of the Harvill Living Trust (Revocable) dated February 17, 2006**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shelton Williams, a single man**, 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:

TRACT I: On the north by Merritt and Jones; on the east by Douglas; on the south by Bidwell and Douglas; and on the west by Bidwell; and containing 57.870 acres, more or less, and being more particularly described by metes and bounds as follows:

Beginning at a stake in the Southwest corner of this tract, a corner to Bidwell thence north 3 degrees 10 minutes East 2365 feet to a stake, two black oak stumps, two white oak and one red oak pointers; thence south 86 degrees 50 minutes east 691 feet to a stake 8 feet north of a beech on west bank of creek; thence south 16 degrees east 349 feet to a stake 2 feet west of a beech; thence south 28 degrees 20 minutes east 485 feet to a stake; thence south 8 degrees 40 minutes east 519 feet to a stake with sycamore pointer, south 15 degrees west 12 feet from stake; thence south 20 degrees 50 minutes east 814 feet to a stake; thence north 86 degrees 50 minutes West 590 feet to a stake, west of branch; thence south 3 degrees 05 mm. east 170 feet; thence south 26 deg. east 215 to a stake on creek bank; thence north 86 deg. 50 minutes west 1205 feet to the point of beginning.

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

Bounded generally on the north by Johns; on the east by Johns, on the south by Bidwell, and on the west by Douglas, and containing 63.529 acres, more or less, and beginning at a stake eight (8) feet north of beech on west bank of creek, the northwest corner of this tract and corner to the &S.F. Douglas 57.870 acre tract (Tract I above); thence south 86 degrees 50 minutes east I 545 feet to a stake with hickory stump pointer; thence south 3 degrees 10 minutes west 2365 feet to a stake; thence north 86 degrees 50 minutes west 1211 feet to a stake on creek bank, corner to A.S.F. Douglas (Tract I above herein); thence north 26 degrees west 215 feet; thence north 3 degrees 05 minutes west 170 feet to a stake on west side of creek; thence south 86 degrees 50 minutes east 590 feet to a stake; thence north 20 degrees 50 minutes west 814 feet to a stake, with sycamore pointer south 15 degrees west 12 feet from stake; thence north 8 degrees 40 minutes west 519 feet to a stake; thence north 28 degrees 20 minutes west 485 feet to a stake two feet west of a beech; thence north 16 degrees west 349 feet to the point of beginning, containing 63.529 acres, more or less, and being the same realty conveyed to A. H. Douglas by deed of record in Deed Book 1001, Page 223 in the Register's Office for Davidson County, Tennessee, and the same realty wherein the said A.H. Douglas did convey to Kate F. Douglas, his wife, for the purpose of creating an estate by the entirety in and to the above described realty, in deed of record in Deed Book 3570, Page 297 in the Register's Office for Davidson County, Tennessee. The above description is taken from the referenced deed of record in Book 3570, Page 297 in the Register's Office for Davidson County, Tennessee.

Included in the above description, but expressly excluded herefrom is that portion of the above described realty conveyed by Kate F. Douglas to the State of Tennessee for the benefit of the Department of Highways in Book 4561, Page 78 in the Register's Office for Davidson County, Tennessee, and further excluded herefrom is that tract of portion of realty conveyed by Kate F. Douglas to Robert L. Baltz, Jr., et al by deed of record in Deed Book 4890, Page 705 in the Registers Office for Davidson County, Tennessee.

This realty conveyed herein is that a s shown as Map and Parcel 14-39 of the Division of Assessments of Metropolitan Government of Nashville, Davidson County, Tennessee.

Being the same property conveyed to A. S. F. Douglass by Deed from W.S. Whiteman & wife K. M. Whiteman dated October 23, 1906 and recorded November 08, 1906 in Book 341, Page 197, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A.H. Douglas by Deed from A.S.F. Douglas and wife, Mrs. Marina C. Douglas dated June 01, 1936 and recorded July 08, 1936 in Book 1001, Page 223, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Albert Homer Douglas and wife, Kate F. Douglas by Deed from A.S.F. Douglas and wife, Marina C. Douglas dated January 15, 1942 and recorded February 14, 1942 in Book 1225, Page 151, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A.H. Douglas and Kate F. Douglas, as tenants by the entireties by Deed of Realty from A.H. Douglas dated May 22, 1963 and recorded May 29, 1963 in Book 3570, Page 297, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Catherine (Kitty) Evans Harvill by Quitclaim Deed from F. Evans Harvill, Executor under the Will of Kate F. Douglas dated February 25, 1998 and recorded March 02, 1998 in Book 10815, Page 85, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Catherine Evans Harvill, Sole Trustee of the Harvill Living Trust (Revocable) dated February 17, 2006 by Quitclaim Deed from Catherine Harvill, a single person dated February 21, 2006 and recorded April 24, 2006 as Instrument No. 20060424-0046294, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7261 Douglas Rd., Joelton, TN 37080

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, has 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 our hands this 31st day of March, 2016.

Catherine Evans Harvill, Sole Trustee of the Harvill Living Trust (Revocable) dated February 17, 2006

BY: Catherine Evans Harvill

STATE OF Tennessee

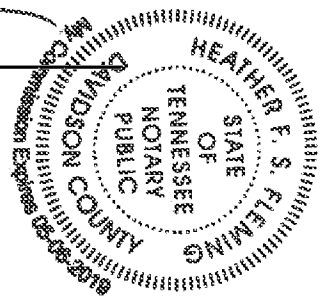
County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Catherine Harvill, Sole Trustee of the Harvill Living Trust (Revocable) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be Catherine Harvill, the Trustee of the Harvill Living Trust dated February 17, 2016,the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes and in the capacity therein contained.
Witness my hand and official seal, this the 31st of March, 2016.

Notary Public

My Commission Expires:

(SEAL)



File Number: GRN-161327SSO

True Copy Certification

I, AMANDA JOLLIFF, 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, STEPHANIE McPEAKE, a notary public for this county and state, AMANDA JOLLIFF, 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: JANUARY 11, 2017

{Notary' Seal}

