WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160072533 DEEDWARR
Recvd: 08/19/16 10:56 3 pgs
Fees: 18.00 Taxes: 129.50
20160819-0086865

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: November 13, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark E. Watson	Mark E. Watson	113 00 0 008.00
(NAME)	(NAME)	
6713 Autmnwood Drive	6713 Autmnwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Vicki L. Poplin and Norton R. Smith III,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark E. Watson,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☑

This is improved ☐ property, known as 0 Charlotte Pike, 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 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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 17th day of August, 2016.

Vicki L. Poplin

Norton R. Smith III

State of Tennessee
County of Williamson

Personally appeared before me Vicki L. Poplin and Norton R. Smith III, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of August, 2016.

Notary Public
My Commission Expires: November 13, 2017

File No.: 11559

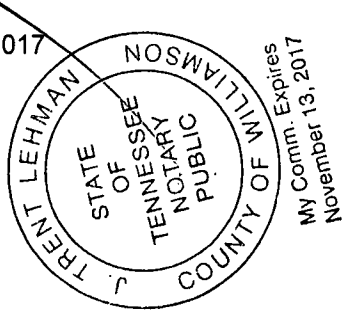


EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, described as follows to -wit: Two tracts of land in the 8th and 9th, formerly the 12th and 14th, Civil Districts of Davidson County, Tennessee, on the North side of the Charlotte Road, as described as follows:

TRACT ONE:
Beginning at a point in the road, the northeast corner of a tract of land conveyed by Hines to Craddock and running thence South 3-1/2 deg. West 4 poles, South 61 deg. West 9 poles, South 74 deg. West 8 poles, North 82 deg. West 3-1/2 poles, South 76 deg. West 9 poles, North 75 deg. West 6 poles, North 64-1/2 deg. West 8 poles, North 46 deg. West 10.4 poles, South 71/2 deg. West 4.8 poles South 35 deg. West 6 poles, South 2 deg. West 10.6 poles South 5-1/2 deg. East 10.6 poles, South 29-1/2 deg. East 7.4 poles, South 46 deg. East 15.2 poles, South 31 deg. East 4.2 poles to center of Charlotte Pike, thence South 70 deg. East 43 poles to a stake in Jordan's line;

Thence North 2 deg. East 64 poles to the beginning, containing 15 acres more or less, according to a survey made by Erie Drake, Surveyor.

There is included in the above description but expressly excluded from this conveyance, a certain tract of 1-3/4 acres sold and conveyed by F.M. Wild to Jack Overton and wife, by deed dated the 10th day of May, 1938, and recorded in Book 1166, page 467 of Register's Office for said County this excluded land being described as follows:

Beginning at a chestnut oak with white oak pointer in Jordan's line and the northeast corner of Craddock's land; Thence North 2 deg. East 23 poles to the center of Charlotte Road, souwood trees on south side of said road:

Thence South 42 deg. west 14 poles to a stake, chestnut oak pointer, south 71 deg. west 14 poles to a small black walnut in Craddock line; Thence south 70 deg. east 26-3/4 poles to the beginning, containing one and three-quarter acres be the same, more or less.

TRACT TWO:

Also a tract of land adjoining the above described land, which was conveyed to Frances M. Wild by deed of Gilbert Newland dated March 24, 1938, of record in Book 1090, page 469, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a white oak in the old J.C. Foster tract said oak being the southwest corner of William Warren tract, later owned by Henry Rogan; running thence with the east boundary line of the J.C. Foster tract South 40 poles to a stake; Thence east 20 poles to a stake; Thence east 40 poles to a stake in the said William Warren or Rogan south boundary line; Thence west with the said Warren south boundary line or Rogan line, 20 poles to the beginning, containg five acres.

BEING the same property conveyed to Vicki L. Poplin, Ralph M. Poplin, Carol A. Smith, and Norton R. Smith, III by deed from Evelyn Koch Smith of record in Book 7416, Page 621 Register's Office for Davidson County, Tennessee. Being further conveyed to Vicki L. Poplin by Quitclaim Deed from Ralph M. Poplin of record in Instrument No. 20120120-0005879. Being the same property further conveyed to Norton R. Smith, III by Quitclaim Deed or record in Instrument No. 20160722-0075587 Said Register's Office.

This Conveyance is made subject to:

Easement for right of way of Charlotte Pike within boundaries of premises as herein described.