BILL GARRETT, Davidson County
Trans: T20160088953 DEEDWARR
Recvd: 10/10/16 09:45 5 pgs
Fees: 28.00 Taxes: 1831.50
20161010-0106728

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

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
Nick Brown and Richard D. Zielfelder, III	SAME AS NEW OWNER	P/O MAP 32 PARCEL 124
	(NAME)	
1301 Campbell Road		& P/O 33 PARCEL 45
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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 Terry E. Wilkes, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nick Brown and Richard D. Zielfelder, III, 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:

SEE EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

BEING A PORTION OF THE PROPERTY CONVEYED TO THOMAS L. CUNNINGHAM III, AND TERRY E. WILKES BY DEED FROM THOMAS L. CUNNINGHAM, III AND THOMAS L. CUNNINGHAM, IV, OF RECORD IN INSTRUMENT NO. 20031114-0166661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER CONVEYED TO TERRY E. WILKES BY DEED FROM THOMAS L. CUNNINGHAM, III, SINGLE, OF RECORD IN INSTRUMENT NO. 20040809-0095896, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 2016 TAXES AND SUBSEQUENT YEARS.

GRANTEE IS RESPONSIBLE FOR ANY ROLL BACK TAXES DUE DATE OF DEED.

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

unimproved (X)
This is improved ( ) property, known as 33.86 Campbell Road, Goodlettsville, TN 37072
(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 hand(s) this 30th day of September, 2016.

WARRANTY DEED
(Continued)

Terry E. Wilkes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th day ofSeptember, 2016.

Notary Public

My Commission Expires:

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

(SEAL)

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

EXHIBIT "A" LEGAL DESCRIPTION

Tract One: A tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, being described according to a survey by John Kohl, Surveyor, dated January 4, 1980, as follows:

Beginning at a point in the Southerly margin of Campbell Road, said point being located at the Northerly most Northeasterly corner of Tract 2 consisting of 5.098 acres, more or less, as hereinbelow described, and being the Northerly most Northwesterly corner of the herein described tract; thence with the Southerly margin of Campbell Road, North 73 deg. 58' 30" East, 15.36 feet to a point; thence continuing with the Southerly margin of said Campbell Road, South 87 deg. 02' 26" East, 1167.75 feet to a post at the Northwesterly corner of the Stanley property of record in Book 5239, Page 127, Register's Office for said County; thence leaving the Southerly margin of said Campbell Road and with the Westerly property lines of lands owned by Stanley, Tribble and Gober, South 2 deg. 52' 11" West 1197.98 feet to a post in the line of Gober; thence with the line of Gober, North 86 deg. 14' 24" West, 488.12 feet to a post, corner to Gober; thence continuing with Gober's line, South 2 deg. 49' 48" West 465.51 feet to a point in the Northerly margin of Lowes Lane, said point being the Southerly most Southwesterly corner of the property owned by Gober of record in Book 3878, Page 734, said Register's Office; thence with the Northerly margin of said Lowes Lane, North 86 deg. 02' 34" West, 116.38 feet to the beginning of a slight curve to the left; thence with said curve having a tangent of 19.98 feet, a distance of 39.95 feet to a point; thence North 88 deg. 16' 34" West 221.53 feet to a point, said point being the Southeasterly corner of a 5.00 acre, more or less, tract having been conveyed to Neal B. Smith and wife, Barbara E. Smith, thence leaving the Northerly margin of said Lowes Lane and with the Easterly line of the property having been conveyed to Smith, North 0 deg. 04' 27" West 466.69 feet to a point; thence North 88 deg. 16' 34" West 466.69 feet to a point in the Easterly line of property owned by Jackson; thence with Jackson's Easterly line North 0 deg. 04' 27" West 102.22 feet to a set stone at a fence corner, Jackson's Northeasterly corner; thence with the Easterly line of property owned by Bess, North 0 deg. 28' 21" West 579.40 feet to a point; thence leaving the Easterly line of the Bess property, North 89 deg. 31' 39" East, 326.73 feet to the Northwesterly corner of an old cemetery lot; thence with the Northerly line of said cemetery lot, North 73 deg. 54' 45" East 27.04 feet to a point, thence South 41 deg. 49' 34" East 31.33 feet to a point; thence South 7 deg. 46' 20" East with a line which passes through the Southeasterly corner of said cemetery lot at 37.40 feet, a total distance of 156.60 feet to a point; thence South 88 deg. 30' East 210.14 feet to a point; thence North 1 deg. 30' East 300.00 feet to a point; thence North 63 deg. 52' 35" West 533.69 feet to a point; thence North 35 deg. 50' 06" East 179.33 feet to the point of beginning, containing 36.957 acres, more or less.

Included in the above description but expressly Excluded from this conveyance is an old cemetery lot consisting of .058 acre, more or less, as set out in the survey by John Kohl, Surveyor, dated January 4, 1980, and being the family graveyard reserved in the deed from J.A. Lowe, et ux, to G.W. Peay of record in Book 492, Page 368, said Register's Office.

Tract Two: A tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee being described according to a survey by John Kohl, Surveyor, dated January 4, 1980, as follows:

Beginning at a point in the Southerly margin of Campbell Road, said point being the Northeasterly corner of the Bess property of record in Book 2863, Page 573, Register's Office for Davidson County, Tennessee, and being the Northwesterly corner of the herein described tract; thence with Southerly margin of Campbell Road, North 73 deg. 58' 30" East 251.91 feet to a point; thence leaving the margin of said Campbell Road, South 35 deg. 50' 06" West 179.33 feet to a point; thence South 63 deg. 52' 35" East 533.69 feet to a point; thence South 1 deg. 30' West 300.00 feet to a point; thence North 88 deg. 30' West 210.14 feet to a point; thence North 7 deg. 46' 20" West with a line which passes through the Southeasterly corner of an old cemetery lot at 119.20 feet, a total distance of 156.60 feet to a point in the Easterly line of said cemetery lot; thence continuing with the Easterly line of said cemetery lot, North 41 deg. 49' 34" West 31.33 feet to a point; said point being the Northerly most corner of the hereinabove referenced cemetery lot; thence with the Northwesterly line of said cemetery lot, South 73 deg. 54' 45" West, 27.04 feet to a point, said point being the Northwesterly corner of said cemetery lot; thence South 89 deg. 31' 39" West 326.73 feet to a point in the Easterly line of the Bess property; thence with Bess' Easterly line; North 0 deg. 28' 21" West 436.92 feet to the point of beginning, containing 5.098 acres, more or less.

BEING THE SAME PROPERTY conveyed by Warranty Deed from Thomas L. Cunningham, III, a single man to Terry E. Wilkes, as recorded on the 9th day of August, 2004 in Instrument No. 20040809-0095896 and by Warranty Deed from Thomas L. Cunningham, III, and Thomas L. Cunningham, IV to Thomas L. Cunningham, III and Terry E. Wilkes, as tenants in common, each owning a one-half undivided interest, as recorded on the 14th day of November, 2003 in Instrument No. 20031114-0166661, in the Register's Office of Davidson County, Tennessee.

EXCLUSIONS FROM CONVEYANCE: Included in the above description, but specifically excluded from this conveyance, are the following parcels:

A. Lots 1-4 on the Revised Plat for Section 1, Dawn Brooke Subdivision recorded in Instrument No. 20051005-0119998.

B. Cunningham Property 1301 Campbell Road Legal Description

Certain real property situated in the 0th Civil District of County, Tennessee, and described as follows, to-wit:

1) Beginning at a new iron pin, in the Southern margin of Campbell Road (being 25 feet from the centerline), the Northwest corner of Dawn Brooke SUbdivision Section 1, the most North-Northeast corner of this tract, thence along the line with Dawn Brooke Subdivision Section 1, South 05 deg. 00 min. 11 sec. West, 195.25 feet to a new iron pin,

2) thence continuing along the line with Dawn Brooke Subdivision Section 1, South 84 deg. 59 min. 49 sec. East, 283.19 feet to a new iron pin,

3) thence continuing along the line with Dawn Brooke Subdivision Section 1, North 88 deg. 15 min. 39 sec. East, 89.75 feet to a new iron pin,

4) thence along a new line, South 04 deg. 37 min. 24 sec. West, 658.28 feet to a new iron pin,

5) thence continuing along a new line, North 83 deg. 30 min. 33 sec. West, 255.27 feet to a new iron pin,

6) thence continuing along a new line, North 11 deg. 51 min. 36 sec. West, 426.97 feet to a new iron pin,

7) thence continuing along a new line, North 05 deg. 35 min. 00 sec. East, 171.28 feet to a new iron pin,

8) thence continuing along a new line, North 49 deg. 10 min. 38 sec. West, 65.27 feet to a new iron pin,

9) thence continuing along a new line, North 05 deg. 35 min. 00 sec. East, 218.28 feet to a new iron pin, in the Southern margin of Campbell Road (being 25 feet from the centerline),

10) thence along the Southern margin of Campbell Road (parallel and 25 feet from the centerline), South 84 deg. 59 min. 49 sec. East, 51.34 feet to the beginning, containing 5.276 acres, more or less, as surveyed by Burns and Associates, Inc. under Tennessee License No. 1053, dated 05-20-2005.

Being the same property conveyed to Tania L. Hunter and Harold Hunter, Jr., wife and husband by Warranty Deed from Terry E. Wilkes and Janet H. Wilkes, husband and wife, recorded on the 8th day of June, 2005 in Instrument No. 20050608-0065356, in the Register's Office of Davidson County, Tennessee.

C. Beginning at an iron pin at the Northeast corner of the Revised Preliminary and Final Plat for Section One of Dawn Brooke Subdivision filed for record in Instrument 20051005-0119998, Register's Office for Davidson County, Tennessee, in the Southerly margin of Campbell Road; thence leaving Campbell Road, South 14 deg. 52 min. 42 sec. East 124.51 feet to an iron pin; thence, South 78 deg. 28 min. 04 sec. West 143.72 feet to an iron pin; thence, South 88 deg. 15 min. 39 sec. West 317.35 feet to an iron pin; thence, North 84 deg. 59 min. 49 sec. West 283.19 feet to an iron pin, marking the Southwest corner of Dawn Brooke Subdivision, Section One; thence, North 05 deg. 00 min. 11 sec. East

34.00 feet to the Southwest corner of Lot #1 on the Plan of Dawn Brooke Subdivision, Section One; thence with the Southerly margin of Lots #1 and #2 South 84 deg. 59 min. 49 sec. East 283.19 feet to an iron pin; thence with the Easterly line of Lot #2 on the Plan of the said subdivision, South 05 deg. 00 min. 11 sec. West 16.50 feet to an iron pin; thence with the Southerly line of Lot #3 and part of Lot #4 on the said subdivision plan, South 89 deg. 14 min. 49 sec. East 305.79 feet to an iron pin; thence continuing with the Southerly margin of Lot #4, South 78 deg. 28 min. 04 sec. West 77.59 feet to an iron pin; thence, North 17 deg. 58 min. 50 sec. West 85.91 feet to a point in the Southerly margin of Campbell Road; thence with said margin of said road, South 84 deg. 59 min. 29 sec. East 65.20 feet to the point of beginning and containing by Tax Assessor's measurement 1.09 acres, more or less.

Being the same property conveyed to Donald E. Lewellen and wife, Janice K. Lewellen by Quitclaim Deed from Terry E. Wilkes, recorded on the 20th day of October, 2008 in Instrument No. 20081020-0105354, in the Register's Office of Davidson County, Tennessee.