WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160096410 DEEDWARR
Recvd: 11/01/16 10:19 2 pgs
Fees: 13.00 Taxes: 8325.00
20161101-0115269

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pinnacle Trust, Michael D. Sontag, Trustee	NEW OWNER	Tract One 144-9-2 Tract Two 144-9-25
(NAME)	(NAME)	
1512 Chickering Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Corinne Howell Dale and husband, Joseph Michael Redding**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pinnacle Trust, Michael D. Sontag, Trustee**, 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:

A certain tract or parcel of real property located in Davidson County, State of Tennessee, and described according to metes and bounds as follows, to wit:

Beginning at a point on the east margin of Chickering Road, common corner with Parcel 1, Davidson County, Tennessee Property Map 144-9; Thence, leaving said east margin S 84 degrees 50'27"E, 1266.06 feet to a point; Thence, S 07 degrees 15'00" E, 158.44 feet to a point; Thence, N 85 degrees 22'26" W, 375.00 feet to a point; Thence, S 55 degrees 50'00" W, 223.71 feet to a point; Thence, N 84 degrees 50'27" W, 242.89 feet to a point; Thence N 65 degrees 20'00" W, 211.07 feet to a point; Thence, N 86 degrees 18'36"260.00 feet to a point on the east margin of Chickering Road; Thence, with said east margin, a curve to the right having a central angle of 15 degrees 00' 16", radius of 924.93 feet, chord of 241.48 feet at N 06 degrees 51'58" W,242.17 feet to the point of beginning.

Containing 6.634 acres, more or less, according to a drawing (not a survey) by Charles Mosely, Tennessee Registration No. 778, (undated) and shown as Tract One thereon.

Together with the rights, easements and privileges established under that certain Cross-Easement Agreement recorded in Book 8740, Page 941, and as amended in Book 9068, Page 531, Register's Office for Davidson County, Tennessee.

Tract One: improved property also known as 1512 Chickering Road, Nashville, TN 37215. (Map/Parcel 144-9-2)

Tract Two: (Map/Parcel 144-9-25)

A certain tract or parcel of real property located in Davidson County, State of Tennessee, and described according to metes and bounds as follows, to wit:

BEGINNING at a point on the east margin of Chickering Road, common corner with Parcel 3, Davidson County, Tennessee Property Map 144 - 9;
Thence with the east margin of Chickering Road, N 17 deg 12'09" W, 216.05 feet to a point;
Thence, continuing with said east margin, a curve to the right having a central angle of 02 deg 50' 09", radius of 924.93 feet, chord of 45.77 feet at N 15 deg 47'05" W, 45.78 to a point;
Thence, leaving said east margin, S 86 deg 18'36" E, 260.00 feet to a point;
Thence, S 65 deg 20'00" E, 211.07 feet to a point;
Thence, S 84 deg 50'27" E, 242.89 feet to a point;
Thence, N 55 deg 50'00" E, 223.71 feet to a point;
Thence, S 85 deg 22'26" E, 375.00 feet to a point;
Thence, S 07 deg 15'00" E, 306.56 feet to a point;

Thence, N 86 deg 18'36" W, 812.20 feet to the point of beginning.

Containing 6.974 acres, more or less, according to a drawing (not a survey) by Charles Mosely, Tennessee Registration No. 778, undated, and shown as Tract Two thereon.

Together with the rights, easements and privileges established under that certain Cross-Easement Agreement recorded in Book 8740, Page 941, and as amended in Book 9068, Page 531, Register's Office for Davidson County, Tennessee.

Tract Two is unimproved property also known as 0 Chickering Road, Nashville, TN 37215.

Being the same property conveyed to Corinne Howell Dale by Quitclaim Deed from Michael J. Philbin, Trustee, filed for record 03/04/2014 in Instrument No. 20140304-0018138, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

The said Joseph Michael Redding, husband of the said Corinne Howell Dale, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

unimproved ☐

This is improved ☑ property, known as 1512 Chickering Road, Nashville, TN 37215

(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 our hands this 28th day of October, 2016.

Corinne Howell Dale

Joseph Michael Redding

State of Tennessee

County of Davidson

On this 28th day of October, 2016, before me, a Notary public in and for said County and State, personally appeared Corinne Howell Dale, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: _____

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2017

State of Tennessee
County of Davidson

On this 28th day of October, 2016, before me, a Notary public in and for said County and State, personally appeared Joseph Michael Redding, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: _____

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2017