BILL GARRETT, Davidson County
Trans:T20160098950 DEEDWARR
Recvd: 11/08/16 14:32 3 pgs
Fees:18.00 Taxes:11100.00
20161108-0118298

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58639
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bart Ashley Laurie Ashley 215 Deer Park Circle Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 06600003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,000,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Robert Kimbro, Terry Turner Kimbro, Pauline Kimbro Diprojetto, and Kathleen Bell Kimbro**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bart Ashley and Laurie Ashley, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Property located in the 35th Civil District of Davidson County, Tennessee, and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 01/27/2016, File Number 2-161, as follows:

Beginning at an existing iron rod on the north margin of river Road Pike and being the common corner of Pauline Rogers Kimbro (Book 8644, page 977); Thence with a new line and severing the remaining portion of the property of John Robert Kimbro (Instrument No. 20141008-0093178); North 16 degrees 43 minutes 23 seconds East a distance of 833.58 feet to an existing iron rod at a wooden fence post; Thence North 12 degrees 26 minutes 08 seconds East a distance of 75.48 feet to a set iron rod at a wooden fence post; Thence North 04 degrees 53 minutes 47 seconds East passing an existing iron witness rod at 1,176.17 and continuing a total distance of 1,183.46 feet to the bank of Cumberland River; Thence with the meanders of the bans of the Cumberland River South 79 degrees 04 minutes 18 seconds East a distance of 311.20 feet; Thence South 88 degrees 42 minutes 29 seconds East a distance of 250.82 feet; Thence South 85 degrees 23 minutes 23 seconds East a distance of 515.12 feet; Thence South 84 degrees 07 minutes 38 seconds East a distance of 1,172.22 feet; Thence South 88 degrees 46 minutes 11 seconds East a distance of 772.39 feet; Thence with the west line of Cumberland Foundation, Inc., (Book 3917, page 258), South 07 degrees 11 minutes 55 seconds West a distance of 944.14 feet to an existing iron rod at a railroad tie fence corner post; Thence South 28 degrees 48 minutes 39 seconds West a distance of 932.55 feet to an existing iron rod at a railroad tie fence corner post; Thence South 16 degrees 00 minutes 14 seconds West a distance of 1,582.85 feet to a set iron rod in the north margin of River Road Pike; Thence with said margin of River Road Pike North 57 degrees 19 minutes 45 seconds West a distance of 249.42 feet; Thence North 56 degrees 21 minutes 01 seconds West a distance of 258.89 feet; Thence North 55 degrees 21 minutes 44 seconds West a distance of 446.87 feet; Thence North 55 degrees 08 minutes 27 seconds West a distance of 404.30 feet; Thence North 55 degrees 12 minutes 31 seconds West a distance of 778.68 feet; Thence with a curve turning to the left with an arc length of 213.11 feet, with a radius of 1,350.76 feet, with a chord bearing of North 59 degrees 43 minutes 42 seconds West, with a chord length of 212.89 feet; thence North 64 degrees 14 minutes 53 seconds West a distance of 88.88 feet; Thence with a curve turning to the left with an arc length of 234.95 feet, with a radius of 1,388.82 feet, with a chord bearing of North 69 degrees 05 minutes 40 seconds West, with a chord length of 234.67 feet; Thence with a compound curve turning to the left with an arc length of 117.33 feet, with a radius of 2,302.74 feet, with a chord bearing of North 75 degrees 24 minutes 03 seconds West, with a chord length of 117.32 feet to an existing iron rod which is the point of beginning, having an area of 7,525,064 square feet, 172.8 acres.

Being part of the same property conveyed to George H. Hobbs by Installment Deed from George w. Tribble and wife, Goldie Tribble, dated July 23, 1937, recorded on July 26, 1937 of record in Book 1036, page 237, said Register's Office. The said George H. Hobbs has since died. The Last Will and Testament of George H. Hobbs of record in Will Book 89, page 296, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, established the George H. Hobbs Marital Trust with full power of appointment granted to Irene Youree Hobbs. The said Irene Youree Hobbs has since died. The Last Will and Testament of Irene Youree Hobbs of record in Will Book 141 page 459, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to John Robert Kimbro and wife, Terry Turner Kimbro, Pauline Kimbro and Kathleen Kimbro, equally as tenants in common. By Quitclaim Deed dated February 15, 1983, recorded on February 17, 1983 of record in Book 6008, page 378, said Register's Office, subject property was conveyed to John Robert Kimbro, Terry Turner Kimbro, Pauline Kimbro and Kathleen Kimbro as tenants in common. The said John Robert Kimbro and Terry Turner Kimbro conveyed their interest in subject property to Pauline Kimbro Diprojetto and Kathleen Bell Kimbro, as tenants in common, reserving a life estate, by Quitclaim Deed dated September 16, 2014, recorded on September 23, 2014 of record in Instrument No. 20140923-0087116, corrected in Instrument No. 20141008-0093178, said Register's Office. By Quitclaim Deed dated October 21, 2015, recorded on November 6, 2015, of record in Instrument No. 20151106-0113385, said Register's Office, subject property was conveyed to John Robert Kimbro and wife, Terry Turner Kimbro, a one-half (1/2) undivided interest, Pauline Kimbro Diprojetto, a one-quarter (1/4) undivided interest and Kathleen Bell Kimbro, a one-quarter (1/4) undivided interest. By Quitclaim Deed dated January 29, 2016, recorded on February 17, 2016, of record in Instrument No. 20160217-0014940, said Register's Office was conveyed to John Robert Kimbro and wife, Terry Turner Kimbro, a one-half (1/2) undivided interest and Pauline Kimbro Diprojetto a one-quarter (1/4) undivided interest and Kathleen Bell Kimbro, a one-quarter (1/4) undivided interest for the purposes of establishing boundary lines in accordance with a new survey.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2017, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 06600003000. Subject to an easement for roadway in Book 600, page 641, as set forth in the Installment Deed of record in Book 1036, page 237, said Register's Office. Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Instrument No. 20140530-0046512, said Register's Office. Applications for Greenbelt Assessment - Agricultural of record in Instrument No. 20150116-0004800, Instrument No. 20160303-0020660, Instrument No. 20161011-0107344, said Register's Office. Subject to the flow of the Cumberland River over so much of the premises as may lie therein.

This is improved property, known as 8451 River Road Pike, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4 day of November, 2016

John Robert Kimbro

Terry Turner Kimbro

Pauline Kimbro Diprojetto

Kathleen Bell Kimbro

State of Tennessee

County of Davidson

On this 4 day of November, 2016, before me the undersigned authority, personally appeared John Robert Kimbro, Terry Turner Kimbro, Pauline Kimbro Diprojetto, and Kathleen Bell Kimbro, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual ~~consider or value~~, whichever is greater, for this transfer is: $3,000,000.00.

Affiant

Sworn and subscribed before me this 4 day of November, 2016

Notary

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017