BILL GARRETT, Davidson County
Trans:T20160105030 DEEDWARR
Recvd: 11/29/16 15:55 2 pgs
Fees:13.00 Taxes:555.00
20161129-0125316

# Warranty Deed

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|---|---|
| CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2019 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $150,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 23rd day of November, 2016.<br><br>Carmen Coats<br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| TBD Land LLC | New Owner | |
| 408 Taylor St., Ste 202 | | 024-00-0-022.00 |
| Nashville, TN 37208 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AMANDA DEAN, SUCCESSOR TRUSTEE OF THE 2061 SHAW TRUST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TBD LAND LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, containing 63.40 acres, more or less, and described according to a survey by Stephen A. Draper, Surveyor, March 25, 1953 as follows:

Beginning at a point in the southwest corner of the above mentioned 63.40 acre tract which point is also the Easterly side of the Fox, formerly Butterworth, lands, which point is also a cedar post at an old poplar stump 7 feet east of a 36 inch Beech, thence north 6 degrees 37' west 2490 feet with the Fox's East line fence to a point, thence South 86 degrees 45' East 756 feet, which line is located in Shaw Road, to a point, thence south 76 degrees 50' East 374.5 feet (crossing a branch of White's creek) to an iron pin at a fence, thence south 61 degrees 40' west 158 feet to an iron pin, thence South 40 degrees West 183.5 feet to an iron pin; thence South 17 degrees East 81 feet to an iron pin, thence South 3 degrees 26' west 112 feet to a Mulberry, thence South 19 degrees 18' East 225 feet to an iron pin which is 5 feet West of a 36 inch Elm, thence South 22 degrees 30' East 221 feet (with a branch) to an iron pin 10 feet East of an 18 inch poplar, thence South 34 degrees East 170 feet to a 30 inch beech, which is 20 feet more or less east of spring house, thence South 22 degrees 15' East 63 feet to an 8 inch elm, thence South 14 degrees East 226 feet along a fence line to an 8 inch elm, thence South 23 degrees 15' East 205.8 feet to a 10 inch elm, thence South 25 degrees 15' East 177 feet to a fence post, thence South 35 degrees East 496 feet along a fence line to a stone planted 9 feet South 35 degrees East from an 18 inch Lynn tree, thence South 0 degrees 30' East 506 feet along a fence to a point which is a fence corner which is
24 feet north of another fence corner, thence North 83 degrees 30' West 1387 feet along a fence to the point of beginning.

INCLUDED BUT EXCLUDED from the above described tract are the following described 2 parcels:

PARCEL 1: Being that part described in Deed of record in Book 4641, Page 478, in the Register's Office for Davidson County, Tennessee, described as follows:

A certain tract of land situated in the 10th Civil District of Davidson County, Tennessee, and containing 174,300 square feet, more or less, and described according to a survey dated September 21, 1972, by A. E. Dye, Surveyor, as follows:

Beginning at an iron pin in the southerly margin of Shaw Road, 20 feet south of the center of Shaw Road, being the northeast corner of Jones property and the northwest corner of this lot; thence with the margin of

Shaw Road South 86 degrees 45' in a Easterly line 300 feet to an iron pin, being the Northeast corner of this lot; thence South 6 degrees 37' East in a Southerly line 581 feet to an iron pin; thence North 86 degrees 45' West in a Westerly line 300 feet to an iron pin; thence North 6 degrees 37' West in a northerly line with the line of Jones 581 feet to the beginning, and containing 174,300 square feet, more or less.

PARCEL 2: Being that part described in Deed of record in Book 7961, Page 893, in the Register's Office for Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey dated January 18, 1988, by Philip B. Taylor, Registered Land Surveyor, No. 1459, as follows:

Beginning at an iron pin in the southerly margin of Shaw Road, a corner to that property conveyed to Gene H. Williams by deed of record in Book 5638, page 376, Register's Office for Davidson County, Tennessee; thence, with the line of Williams, South 68 degrees 00' 00" East 301.48 feet to an iron pin; thence, S 68 degrees 23' 21" W 108.23 feet to a point; thence, N 21 degrees 36' 39" W est18.75 feet to a point; thence, South 85 degrees 20' 00" West 30.90 feet to a point; thence, North 71 degrees 50' 00" West 32.68 feet to a point; thence, South 82 degrees 20' 43" West 31.09 feet to a point; thence, South 78 degrees 30' 00" West 23.10 feet to a point; thence, South66 degrees 20' 00" West 28.90 feet to a point; thence, South 75 degrees 50' 00" West 55.60 feet to a point; thence, South 82 degrees 54' 29" West 29.33 feet to a point; thence, North 15 degrees 13' 13" East 34.83 feet to a point; thence North 2 degrees 45' 58" West 127.12 feet to a point in the southerly margin of Shaw Road; thence, with said margin of said road on a curve having a delta angle of 3 degrees 49' 11" , a radius of 750.00 feet, a tangent of 25.01 feet for a length of 50.00 feet to the point of beginning.

Being the same property conveyed to Sherry D. Fudge by Quitclaim Deed from Albert E. Douglas, of record in Instrument No. 20090721-0068459, Register's Office for Davidson County, Tennessee, dated July 16, 2009 and recorded on July 21, 2009.

Being the same property conveyed to Trey Cain trustee of The 2061 Shaw Trust by Warranty deed from Sherry D. Fudge of record in Instrument No. 20161026-0113152 Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 26, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property also known as 2061 Shaw Rd, Goodlettsville, TN 37072-9468.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of November, 2016.

**The 2061 Shaw Trust**

By: _____

Name: Amanda Dean
Title: Successor Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amanda Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the Successor Trustee of The 2061 Shaw Trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 23rd day of November, 2016.

_____
Notary Public

My Commission Expires: 5-5-19

EMMALY
ERTSON