BILL GARRETT, Davidson County
Trans:T20160105705 DEEDWARR
Recvd: 12/01/16 11:20 3 pgs
Fees:18.00 Taxes:370.00
20161201-0126085

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of November, 2016.

Notary Public

My commission expires: 4.24.19

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Edward Kister	Edward Kister	part of 004-00-0-022.00
Riley Adcock Rd	Riley Adcock Rd	
Joelton, TN 37080	Joelton, TN 37080	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

James A. Pritchett and Donna D. Pritchett

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Edward Kister

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land in the 14th Civil District of Davidson County Tennessee, and a portion of that property conveyed to James A. Pritchett in DB 20040623 0074279, R.O.D.C.T.; More accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 10/24/16 as follows:

Beginning at a set iron pin in the westerly margin of Riley Adcock Road, said pin being the most southeast corner to herein described tract; Thence now leaving said margin with a new line N 41°48'09" E, 1075.52' to an existing iron pin, said pin being a common corner to Sandra Baxter in DB 8895, PG 532 R.O.D.C.T.; Thence with said Baxter for the next two calls: S 80°35'52" W, 150.00' to an existing iron pin; Thence N 09°24'08" W, passing an existing witness pin at 80.10' a total of 130.00' to a point in the center of Sycamore Creek; Thence leaving said Baxter with said creek for the next Three calls: N 29°35'52" E, 320.00'; Thence N 72°35'52" E, 210.00'; Thence S 56°54'08" E, 450.00'; Thence S 50°08'36"E, then leaving said creek 615.52' to a point in the east edge of sycamore creek; Thence S 07°48'08"E, 813.77' to an existing iron pin on the east side of said creek and the

northerly margin of Riley Adcock Road; Thence with said margin for the next two calls: N 53°42'40" W, 255.35' to an existing iron pin; Thence with a curve to the left (I= 47°54'31", R= 285.53' & CB= N 77°53'48" W, 231.85'), L= 238.75' to the point of beginning containing 19.283 acres.

The above described tract is severed by ingress and egress crossing tract one on the same survey, more accurately described as follows:

Beginning at a set iron pin in the northwesterly margin of Riley Adcock Road, said pin being the most easterly northeasterly corner of said tract one; Thence with said margin and a curve to the left (I= 13°13'42", R= 285.53' & L= 65.92'), CB= S 71°32'05" W, 65.78'; Thence now leaving said margin N 33°07'05" E, 62.55' to a point in the southwesterly line of the above described tract; Thence with the common line of tracts one and two S 41°48'09"E, 42.33 to the point of beginning.

Being a portion of the same property conveyed to James A. Pritchett and wife, Donna D. Pritchett by Warranty deed from Mary Cline, unmarried of record in Instrument No. 20040623-0074279 Register's Office for Davidson County, Tennessee, dated June 10, 2004 and recorded on June 23, 2004.

This is ☐ improved X unimproved property known as **Riley Adcock Rd, Joelton, TN 37080.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of November, 2016.

James A. Pritchett

Donna D. Pritchett

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James A. Pritchett and Donna D. Pritchett, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of November, 2016.

Notary Public
My Commission Expires: 4-24-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 616345