BILL GARRETT, Davidson County
Trans:T20170012201 DEEDWARR
Recvd: 02/09/17 15:23 2 pgs
Fees:13.00 Taxes:455.10
20170209-0013891

Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $123,000.00. Affiant Subscribed and sworn to ~~before~~ me, this the 2nd day of February, 2017. Notary Public My commission expires: 7-2-18

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:
NashvilleRealtyGroup.com LLC and IRA Innovations LLC fbo John Donelson, IRA	New Owner	
513 S 10th Street		04000008900
Nashville, TN 37206		

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, **BETTY N. HARBISON, UNMARRIED, AND YOLANDA FAYE JOHNSON, A MARRIED WOMAN,*** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLEREALTYGROUP.COM LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A FIFTY PERCENT UNDIVIDED INTEREST, AND IRA INNOVATIONS LLC FBO JOHN DONELSON IRA, AS TO A FIFTY PERCENT UNDIVIDED INTEREST,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR/ITS HEIRS, SUCCESSORS, AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

** Neither Grantor nor Grantor's spouse ever resided in the below-described unimproved real property.*

A tract of land located in the 3rd Council District of Davidson County, Tennessee, being known or formerly known as the Betty N. Harbison & Yolanda F. Johnson property located at 3801 Knight Drive and as of record instrument QC - 00008658-0000286 in the Registers Office of Davidson County and being more particularly described as follows:

BEGINNING at a capped iron rod set on the eastern right-of-way line of Knight Road, having a right-of-way width of 50 feet, said point also being the northwest corner of the David R. Harder property as recorded in instrument DB-20060202-0012849 in the Registers Office of Davidson County, the same point being the southwest corner of the property being herein described; thence, leaving said point, with and along the eastern right-of-way line of Knight Road, North 24 degrees 25 minutes 39 seconds West, 138.42 feet to a point; thence, continuing with and along the eastern right-of-way line of Knight Road, in a curve to the right having a radius of 1575.82 feet, an arc length of 450.97 feet and being subtended by a chord of North 16 degrees 01 minutes 56 seconds West, 449.43 feet to a point; thence, continuing with and along the east right-of-way line of Knight Road, North 07 degrees 48 minutes 31 seconds West, 20.63 feet to a capped iron rod set; thence, leaving said point and right-of-way line of Knight Road, South 84 degrees 58 minutes 28 seconds East, 1801.89 feet to a 1" pipe (found and bent) with a placard that says " S.E. Corner Property Line EDW. F. Dunn 1938" , said point being located on the west property line of the Tommy H. Huff property as recorded in instrument DB-00004998-0000973 in the Registers Office of Davidson County, Tennessee, said point also found at the northeast corner of the property being herein described; thence, leaving said point, with and along the west property line of the aforementioned Tommy H. Huff

property, South 26 degrees 21 minutes 47 seconds East, 424.61 feet to a point located 7.9 feet more or less from a \'bd" disturbed pipe found at the base of a 30" tree; thence, leaving said point, South 48 degrees 46 minutes 09 seconds West, 54.16 feet to an iron rod found, said point being the southeast corner of the property being herein described; thence, leaving said point, South 89 degrees 51 minutes 20 seconds West, 1758.67 feet to the POINT OF BEGINNING.

Said Tract of land herein described contains 892,419.36 square feet or 20.49+/- Acres.

Being the same property conveyed to Betty N. Harbison and Yolanda Faye Harbison by Quit Claim deed from Roy E. Rediker and wife, Nora B. Rediker of record in Book 8658, page 286, Register's Office for Davidson County, Tennessee, dated June 23, 1992 and recorded on June 23, 1992.

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 0 Knight Drive, Whites Creek, TN 37189.

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 2nd day of February, 2017.

Betty N. Harbison
Betty N. Harbison

Yolanda Faye Johnson
Yolanda Faye Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Betty N. Harbison and Yolanda Faye Johnson, 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.

Witness my hand and seal this 2nd day of February, 2017.

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018