WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170029917 DEEDWARR
Recvd: 04/10/17 10:43 3 pgs
Fees: 18.00 Taxes: 296.00
20170410-0034733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 2018

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Price Jones	SAME	**Map 6**
(NAME)	(NAME)	
P. O. Box 381		**Parcels 13, 13.01 And 13.02**
(ADDRESS)	(ADDRESS)	
Ridgetop, TN 37152		
(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, I, **GREG WILSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH PRICE JONES, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A".

Being the same property conveyed to Greg Wilson by deed from Diana Brubaker of record in Instrument No. 20150303-0018390, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved X
This is improved property, known as 1003 B Highland Avenue, Goodlettsville, TN 37072
(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 my hand this 3rd day of April, 2017

GREG WILSON

~~BY: KEVIN D. MONTGOMERY, ATTORNEY-IN-FACT~~

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of April, 2017, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Greg Wilson and acknowledged that he executed the same as the free act and deed of Greg Wilson.

Witness my hand and official seal at Nashville, Tennessee this 5th day of April, 2017.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Greg Wilson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of April, 2017.

NOTARY PUBLIC

My Commission Expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

Exhibit "A"

Certain real estate in Davidson County, Tennessee described as follows:

BEING a 32.51-acre tract of land lying in Davidson County, Tennessee, with a portion of said tract lying in the City of Ridgetop, Tennessee. Said tract further described as being a portion of the Henry Gilliam property as of record in Deed Book 5381, Page 614 of the Register's Office of Davidson County (R.O.D.C.). Property description as follows:

Beginning at a set iron pin lying in the South margin of Highland Avenue, said point further described as being the most Northwesterly corner of herein described tract; thence leaving said point of beginning and running with the South margin of said avenue North 64 degrees, 47 minutes, 09 seconds East a distance of 50.00 feet to an existing iron post lying at the Northwest corner of the James Eells property (Book 5215, Page 894, R.O.D.C.); thence with the line of Eells South 34 degrees, 22 minutes, 08 seconds East a distance of 280.29 feet to a set iron pin; thence South 7 degrees, 20 minutes, 34 seconds East a distance of 169.91 feet to an existing angle iron; thence South 76 degrees, 28 minutes, 09 seconds East a distance of 140.08 feet to an existing iron pipe; thence North 45 degrees, 35 minutes, 14 seconds East a distance of 145.05 feet to an existing iron pin; thence North 17 degrees, 30 minutes, 00 seconds West a distance of 389.73 feet to a set iron pin by a tree stump; thence North 45 degrees, 07 minutes, 43 seconds East a distance of 101.50 feet to a set iron pin in the line of David Mitchell (Book 8055, Page 642, R.O.D.C.); thence leaving the line of Eells and running with the line of Mitchell South 55 degrees, 29 minutes, 23 seconds, East a distance of 222.00 feet to a set iron pin; thence North 50 degrees, 30 minutes, 00 seconds East a distance of 185.00 feet to a set iron pin, corner to Clarence McCumber (Book 5444, Page 371, R.O.D.C.); thence running with McCumber South 68 degrees, 49 minutes, 59 seconds East a distance of 378.16 feet to a set iron pin by an old fence corner, corner to James McKinney (Book 5103, Page 602, R.O.D.C.); thence with McKinney South 31 degrees, 08 minutes, 33 seconds West a distance of 346.53 feet to a point in the line of John Frederick (Book 8184, Page 901, R.O.D.C.); thence continuing with Frederick South 20 degrees, 54 minutes, 35 seconds West a distance of 218.00 feet to a set iron pin, corner to Lassiter (Book 1491, Page 9, R.O.D.C.); thence running with Lassiter South 1 degree, 41 minutes, 12 seconds East a distance of 861.07 feet to a set iron pin, corner to another parcel of land owned by John Frederick (Book 8791, Page 418, R.O.D.C.); thence running with the line of Frederick South 12 degrees, 10 minutes, 56 seconds East a distance of 350.00 feet to a set iron pin, corner to James Galbreath (Book 3926, Page 712, R.O.D.C.); thence with Galbreath's line South 56 degrees, 56 minutes, 23 seconds West a distance of 248.00 feet to a set iron pin by a 30-inch Oak tree, corner to Galbreath and Milton S. Rose (Book 8683, Page 592, R.O.D.C.); thence with the North line of Rose South 63 degrees, 19 minutes, 40 seconds West a distance of 187.69 feet to a point; thence continuing with Rose and following an old fence line South 61 degrees, 33 minutes, 39 seconds West a distance of 224.14 feet to a set iron pin; thence running with a new line severing the Henry Gilliam property for the next 13 calls: North 20 degrees, 09 minutes, 09 seconds West a distance of 804.64 feet to a set iron pin just North of a garden spot in the bottom of the hollow; thence North 57 degrees, 01 minutes, 43 seconds, West a distance of 143.86 feet to a set iron pin; thence North 6 degrees, 49 minutes, 29 seconds East a distance of 188.55 feet to a set iron pin by a 6-inch poplar tree with blaze; thence North 54 degrees, 53 minutes, 32 seconds East a distance of 161.26 feet to a set iron pin; thence North 17 degrees, 02 minutes, 19 seconds East a distance of 118.86 feet to a set iron pin; thence North 17 degrees, 45 minutes, 45 seconds West a distance of 211.46 feet to a set iron pin; thence North13 degrees, 31 minutes, 40 seconds East a distance of 163.59 feet to a set iron pin; thence North 22 degrees, 23 minutes. 24 seconds East a distance of 118.09 feet to a set iron pin; thence North 7 degrees, 20 minutes, 34 seconds West a distance of 120.00 feet to a set iron pin; thence North 34 degrees, 22 minutes, 08 seconds West a distance of 275.00 feet to the point of beginning and containing 32.51 acres according to a survey by Willis Land Surveying dated 6/3/93.