BILL GARRETT, Davidson County
Trans:T20170034079 DEEDWARR
Recvd: 04/24/17 09:08 2 pgs
Fees:13.00 Taxes:240.50
20170424-0039653

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SUE ROBINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan Lash, unmarried	RYAN LASH (NAME)	
P O BOX 90187 (ADDRESS)	P O BOX 90187 (ADDRESS)	017 00 0 09400
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Winona D. Williams, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ryan Lash, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND LOCATED IN THE 3RD COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE IN THE CITY OF GOODLETTSVILLE, SAID LAND BEING A PORTION OF THE JOE GARY ALLISON AND DOROTHY SMITH ALLISON LAND DESCRIBED IN BOOK 4363, PAGE 577 REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 11-8-06 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:
COMMENCING AT AN IRON ROD (OLD) IN CONCRETE ON THE SOUTHERLY MARGIN OF LICKTON PIKE (50' WIDE RIGHT OF WAY) SAID ROD BEING THE NORTHEAST CORNER OF LOT 1 , DIVISION OF THE JOE GARY ALLISON PROPERTY (BOOK 6200, PAGE 305 R.O.D.C., TN.);
THENCE WITH SAID SOUTHERLY MARGIN THE FOLLOWING CALLS: N 58\'B016'12" E 23.18 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE RIGHT RADIUS = 800.00 FEET, CH. BRG. & DIST= N 62°11'32" E 109.45 FEET, LENGTH = 109.53 FEET TO AN IRON ROD (NEW);
THENCE N 66°06'53" E 90.17 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE RIGHT RADIUS = 2000.00 FEET, CH. BRG. & DIST= N 67°27'44" E 94.07 FEET, LENGTH - 94.08 FEET TO AN IRON ROD (NEW); THENCE N 68°48'35" E 654.36 FEET TO AN IRON ROD (NEW); THENCE LEAVING SAID SOUTHERLY MARGIN S 73°46'35" E 56.97 FEET TO AN IRON ROD (NEW) SAID ROD HAVING THE TN. GRID CO-ORDINATES (NAD 83 (95)) X=1743648.1048 Y-732770.2213, THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED LAND; THENCE WITH THE CENTER OF A CREEK THAT RUNS ON THE SOUTHERLY SIDE OF LICKTON PIKE THE FOLLOWING 15 CALLS:
N 30°03'35" E 15.72 FEET TO A POINT; THENCE
N 83°09'36" E 27.17 FEET TO A POINT; THENCE
N 74°18'48" E 123.60 FEET TO A POINT; THENCE
N 65°17'18" E 71.79 FEET TO A POINT; THENCE
N 72°47'25" E 139.99 FEET TO A POINT; THENCE
S 88°15'23" E 68.49 FEET TO A POINT; THENCE
N 81°23'42" E 61.39 FEET TO A POINT; THENCE
N 88°56'58" E 110.41 FEET TO A POINT; THENCE
N 88°18'16" E 68.23 FEET TO A POINT; THENCE
S 80°57'36" E 34.72 FEET TO A POINT; THENCE
S 64°49'26" E 28.02 FEET TO A POINT; THENCE
S 86°58'10" E 74.85 FEET TO A POINT; THENCE
S 82°21'54" E 49.80 FEET TO A POINT; THENCE
S 79°21'04" E 109.60 FEET TO A POINT; THENCE
S 59°15'33" E 55.92 FEET TO A POINT; THENCE LEAVING SAID CREEK
N 02°16'18" W 19.00 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY MARGIN OF SAID LICKTON PIKE; THENCE WITH A CURVE TO THE RIGHT RADIUS = 1400.00 FEET, CH. BRG. & DIST= S 64°53'07" E 300.99 FEET, LENGTH = 301.58 FEET TO AN IRON ROD (NEW); THENCE S 58°42'51" E 26.42 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF THE

WARRANTY DEED
(Continued)

WALKER UNITED METHODIST CHURCH LAND (BOOK 39, PAGE 301 AND INST.# 20061012-0126752 R.O.D.C., TN.); THENCE LEAVING SAID SOUTHERLY MARGIN WITH SAID CHURCH LAND S 05°27'06" W 88.32 FEET TO AN IRON ROD (OLD); THENCE S 52°19'09" E 74.12 FEET TO AN IRON ROD (OLD); THENCE S 12°40'05" W , PASSING THE NORTHWEST CORNER OF A 30 FOOT WIDE INGRESS EGRESS EASEMENT THAT SERVES THE HEREIN DESCRIBED LAND AND LEADS TO LOWER WALKER CREEK ROAD THROUGH SAID CHURCH PROPERTY AT 491.00 FEET FOR A TOTAL DISTANCE OF 521.27 FEET TO AN IRON ROD (OLD) AT THE SOUTHWEST CORNER OF SAID 30 FOOT WIDE EASEMENT AND SAID CHURCH LAND AND IN THE NORTHERLY LINE OF THE THOMAS W. RUSSELL LAND (BOOK 6344, PAGE 893 R.O.D.C., TN.); THENCE WITH SAID RUSSELL N 82°29'48" W 979.14 FEET TO AN IRON ROD NEW AT SAID RUSSELL'S NORTHWEST CORNER, SAID ROD HAVING THE TN. GRID CO-ORDINATES (NAD 83 (95)) X=1743907.7258 Y=732185.7838; THENCE SEVERING THE JOE GARY ALLISON AND DOROTHY SMITH ALLISON LAND DESCRIBED IN BOOK 4363, PAGE 577 R.O.D.C., TN. N 23°57'07" W 639.51 FEET TO THE POINT OF BEGINNING CONTAINING 19.39 ACRES MORE OR LESS

ALSO CONVEYED HEREWITH ARE THE RIGHTS AND RESPONSIBILITIES OF GRANTOR UNDER AN EASEMENT AND MAINTENANCE AGREEMENT PLACED OF RECORD IMMEDIATELY PRECEDING THIS DEED AS INSTRUMENT NO. 20170424-0039652 , SAID REGISTER'S OFFI

BEING THE SAME PROPERTY CONVEYED TO ROY A. WILLIAMS AND WIFE, WINONA D. WILLIAMS BY WARRANTY DEED FROM JOE GARY ALLISON AND WIFE DOROTHY SMITH ALLISON OF RECORD IN INSTRUMENT NO. 20061121-0144271 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 0 Lickton Pike , 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/our hand(s) this 21st day of April, 2017.

Winona D. Williams

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Winona D. Williams, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of April, 2017.

Sue Robinson
Notary Public

My Commission Expires: 1-26-2021

(SEAL)

SUE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2021

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072