WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael J. Wall and wife, Julie R.Wall	Michael J. Wall	02300009400, 02300013200 AND 02300009500
(NAME)	(NAME)	
3905 Katherine St.	2145 Shaw Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170053882 DEEDWARR
Recvd: 06/23/17 10:23 2 pgs
Fees:13.00 Taxes:3700.00

20170623-0063290

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DAWN WRIGHT aka DAWN MONET EANES WRIGHT AND KELLYE KNIGHT aka KELLYE RHEA EANES KNIGHT, both individually as tenants in common, and as Devisees under the Last Will and Testament of H. Ray Eanes, and as Co-Executrices of the Estate of the said H. Ray Eanes, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL J. WALL AND WIFE, JULIE R. WALL, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Donald R. Carver, Surveyor License No. 271, dated April 6, 1988, as follows:

Beginning at an iron pin in the easterly margin of Lickton Pike at the common corner of a tract of land owned by Dawn Eanes Wright and Ricky Edward Wright by deed of record in Book 7804, Page 1, Register's Office for Davidson County, Tennessee; thence along the easterly margin of Lickton Pike N 41 deg. 42' 53" East 343.39 feet to a point in the intersection of Lickton Pike and Shaw Road; thence along a curve having a radius of 82.480' a distance of 90.928 feet to a point in the southerly margin of Shaw Road; thence along the southerly margin of Shaw Road S 75 deg. 07' 16" East 320.29 feet to a point; thence along a curve having a radius of 1645.345' a distance of 541.876 feet; thence N 86 deg. 00'39" East 310.93 feet to a point; thence along a curve having a radius of 682.500' a distance of 218.752 feet; thence along a curve having a radius of 403.061' a distance of 178.293 feet to a point; thence along a curve having a radius of 721.738' a distance of 241.930 feet to a point; thence N 73 deg. 46' 56" East 172.67 feet to a point; thence along a curve having a radius of 3487.640' a distance of 341.823 feet to a iron pin found; thence leaving the southerly margin of Shaw Road and along the westerly margin of a tract of land owned by Albert E. Douglas by deeds of record in Book 4641, Page 478 and Book 2146, Page 108, Register's Office for Davidson County, Tennessee, South 03 deg. 22' 02" East 2437.59 feet to an iron pin set at corner post; thence along the northerly margin of a tract of land owned by J. T. Blackwell and A. Tolbert, Jr., by deed of record in Book 3934, Page 884, Register's Office for Davidson County, Tennessee, North 81 deg. 01' 41" West 1204.91 feet to an iron pin set a corner post; thence North 79 deg. 16' 30" West 120.40 feet to an iron pin found at stone; thence along the westerly margin of Blackwell & Tolbert, South 14 deg. 50' 00" West 726.43 feet to an iron pin found in fence; thence along the northerly margin of a tract of land owned b y Dalton Pewitt by deed of record in Book 5130, page 309, said Register's Office, North 64 deg. 30' 50" West 120.19 feet to a large stone; thence North 50 deg. 06' 42" West 212.89 feet to an iron pin set at stone and 20" ash tree; thence North 47 deg. 08' 05" West 130.82 feet to an iron pin set at marked tree; thence North 88 deg. 14' 50" West 192.56 feet to an iron pin found; thence along the northerly margin of a tract of land owned by Lawrence Robert Towns by deed of record in Book 5323, Page 381, said Register's Office, South 84 deg. 18' 33" West 136.97 feet to an iron pin set at marked stone; thence North 69 deg. 46' 08" West 154.31 feet to iron pin set at iron post; thence North 34 deg. 06' 22" West 192.65 feet to an iron pin set at corner post, being the common corner of Towns and J. W. Dutton property by deed of record in Book 1810, page 537, said Register's Office; thence along the easterly margin of Dutton, North 16 deg. 01' 53" East 925.39 feet to an iron pin set at corner post; thence North 43 deg. 58' 29" West 617.57 feet to a point in the southeast corner of Wright; thence along Wright's easterly margin, North 42 deg. 25' 35" East 430.11 feet to a point; thence North 48 deg. 17'07" West

534.20 feet to the point of beginning, containing 124.19 acres, more or less.

Being part of the same property conveyed to H. Ray Eanes and Joan Eanes by Installment Deed from Nathan Wall, d/b/a T & W Amusement Company and Wife, Patricia Wall of record in Book 6031, Page 795, Register's Office for Davidson County, Tennessee and also being part of the same property conveyed to H. Ray Eanes and wife, Joan Eanes from Nathan Wall and Wife, Patricia Wall by Installment Deed of record in Book 6754, Page 572, said Register's Office. Further being the same property conveyed to Jefferson H. Ockerman as Trustee by Quitclaim Deed from H. Ray Eanes and Joan Eanes and within said Quitclaim Deed Jefferson H. Ockerman, Trustee, conveyed said property Joan Eanes, which Quitclaim Deed is of record in Book 8190, Page 874, said Register's Office. Further being the same property conveyed to Joan Eanes by Quitclaim Deed from Joan Eanes and Husband H. Ray Eanes recorded in Book 8469, Page 118, said Register's Office. The said Joan Eanes a/k/a F. Joan Eanes and a/k/a Frances Joan Eanes died testate on January 7, 2012. Per the Last Will and Testament of Frances Joan Eanes, a copy of which was recorded as Instrument No. 20121217-0115991 in said Register's Office, the estate of Frances Joan Eanes was devised to H. Ray Eanes, spouse of Frances Joan Eanes. The said H. Ray Eanes having died testate on February 15, 2017. The Last Will and Testament of H. Ray Eanes filed in the Probate Court for Davidson County, Tennessee, Case No. 17P-575, devised the estate of the said H. Ray Eanes to Dawn Monet Eanes Wright and Kellye Rhea Eanes Knight and also appointed said Devisees as Co-Executrices of his estate. The said Co-Executrices executed a Co-Executrices' Quitclaim Deed from themselves in the capacity of Co-Executrices to themselves as Dawn Wright and Kellye Knight individually, as tenants in common, which Quitclaim Deed is of record as Instrument No. 20170523-0051150, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF SHAW ROAD, AND SUBJECT TO ANY MATTERS SET FORTH ON A SURVEY BY DONALD R. CARVER, SURVEYOR, DATED APRIL 6, 1988 AND SUBJECT TO EASEMENTS, IF ANY, VISIBLE BY AN INSPECTION OF THE PREMISES.

"GRANTEE HEREIN NAMED HEREBY REQUESTS PROPERTY ASSESSOR COMBINE THE ABOVE PARCELS* INTO ONE TAX PARCEL NUMBER"

*Parcel Nos. shown on Page One hereof.

unimproved ☒

This is improved ☑ property, known as 2117 & 2121 Shaw Road, Goodlettsville, TN 37072 / 2145 Shaw Road, 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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 our hands this 22nd day of June, 2017.

Dawn Wright

Kellye Knight

STATE OF TENNESSEE

COUNTY OF Davidson

On this 22nd day of June, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dawn Wright and Kellye Knight**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public, Deanie Gregory

DEANIE L GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

File No.: 2017-1101
GRE TN Warranty Deed