WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

D. W. Wyatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2017

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20170070137 DEEDWARR
Recvd: 08/14/17 10:10 2 pgs
Fees: 13.00 Taxes: 1665.00

20170814-0082987

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
David L. Wyatt and wife, Penny U. Wyatt	David L. Wyatt & Penny U. Wyatt	15-75 15-308
(NAME) 2988 & 2990 Union Hill Road	(NAME) 1008 Twelve Stones Court	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171593

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/we, Matthew David Tidwell , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto David L. Wyatt and wife, Penny U. Wyatt, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

TRACT 1:

LAND IN THE 14TH, FORMERLY THE 24TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY PART OF TRACT NO. 1 ON THE PLAN OF THE SUBDIVISION OF THE WEAVER-HARRIS, ET AL. LANDS, AS OF RECORD IN PLAN BOOK 2, PAGE 183, CHANCERY COURT AT NASHVILLE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE GOODLETTSVILLE PIKE, THE SOUTHWEST CORNER OF SAID TRACT NO. 1 AND THE NORTHWEST CORNER OF TRACT NO. 2 ON SAID PLAN; THENCE WITH THE CENTER OF SAID PIKE AND THE LINE BETWEEN SAID TRACT NOS. 1 AND 2 AND TRACT NO. 3 ON SAID PLAN, SOUTH 72 DEGREES EAST 18 POLES TO A POINT, SOUTH 85 DEGREES EAST 7 POLES TO A POINT, NORTH 67 DEGREES EAST 6 POLES TO A POINT, NORTH 40 1/2 DEGREES EAST 14 POLES TO A POINT, NORTH 46 1/2 DEGREES EAST 52 POLES TO A POINT AND NORTH 37 1/2 DEGREES EAST 25.8 POLES TO THE INTERSECTION OF THE CENTER LINE OF SAID PIKE AND THE CENTER LINE OF WILKERSON ROAD; THENCE WITH THE CENTER LINE OF SAID WILKERSON ROAD, NORTH 41 1/2 DEGREES WEST 7.8 POLES TO A POINT, NORTH 5 3/4 DEGREES WEST 29 POLES TO A POINT, NORTH 22 DEGREES WEST 20 POLES TO A POINT, NORTH 42 DEGREES EAST 6 POLES TO A POINT AND NORTH 1 DEGREE WEST 3.40 POLES TO THE SOUTHEAST CORNER OF A PART OF TRACT NO. 1 CONVEYED TO J.L. ARMSTRONG BY DEED FROM DEMPSEY WEAVER AND WIFE, OF RECORD IN BOOK 840, PAGE 525, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE SOUTHERN BOUNDARY LINE OF SAID ARMSTRONG'S TRACT OF LAND, NORTH 80 1/2 DEGREES WEST 75.32 POLES TO A POINT IN THE EASTERN BOUNDARY LINE OF A TRACT OF LAND OWNED BY MARSHALL, SAID POINT BEING IN THE WESTERN BOUNDARY LINE OF SAID TRACT NO. 1 AND 92 POLES SOUTHERLY FROM THE NORTHWEST CORNER OF SAID TRACT NO. 1; THENCE WITH THE WESTERN BOUNDARY LINE OF SAID TRACT NO. 1, SOUTH 3 DEGREES WEST 135.2 POLES TO THE BEGINNING, CONTAINING 56.68 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM ARE THE FOLLOWING:

-ALL THAT 19.6 +/- ACRES CONVEYED TO VIRGIL GILFORD CHESTER AND WIFE, MARGUERITE HAZEL CHESTER OF RECORD IN BOOK 2016, PAGE 286, R.O.D.C., TN
-ALL THAT .49 +/- ACRES CONVEYED TO DAVIDSON COUNTY, TENNESSEE BY DEED RECORDED IN BOOK 2203, PAGE 131, SAID REGISTER'S OFFICE.
-ALL THAT 5.018 +/- ACRES CONVEYED TO MATTHEW DAVID TIDWELL BY QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 20160519-0050074, SAID REGISTER'S OFFICE.

TRACT 2:

Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property Matthew David Tidwell in QCD 20121019-0096244 R.O.D.C.T., More accurately described according to a survey by Anthony T. Bollinger R. LS. TN LIC. NO. 2095 dated 04/16/16 as follows:

Beginning at an existing iron stake at a large pine tree in the northerly margin of Union Hill Road, Said stake being the most southwest corner to herein described tract, and a common corner to James Barnes in WB 20011217-0138762 RODCT; Thence now leaving said margin with said Barnes and an old fence N 03°00'00" E, 315.00' to a set iron pin; Thence now leaving said Barnes with a new line S 86°42'39" E, 791.88' to a set iron pin in the northwesterly margin of

previous said Union Hill Road; Thence with said margin for the next three calls:

S 45°489'18" W, 335.25'; Thence with a curve to the right (L= 59°15'42", R= 371.30' & CB = S 75°26'08" W, 367.15) L= 384.04'; Thence N 74°56'01"W, 218.88' to the point of beginning containing 5.018 acres.

The above described tract is subject to a 15' wide ingress, egress and driveway easement serving the parent parcel, described as follows:

Being a 15' wide ingress, egress and driveway easement lying 7.5' either side and parallel to herein described centerline, beginning at a point in the northerly margin of Union Hill Road and the center of a gravel drive; said point being S 74°56'01" E, 42.02 from the most southwest corner the above described tract; Thence now leaving said margin with the centerline of said gravel drive N 11°59'40" E, 14.40'; Thence N 09°10'16" W, 31.85'; Thence N 12°21'20" W, 63.00'; Thence N 01°15'32" E, 55.43'; Thence N 02°37'38" E, 162.19' to a point in the northerly line of the above described tract.

Being part of the same property conveyed to DARRELL E. TIDWELL AND WIFE, OVA LEE TIDWELL, by deed from MRS. ANNA COLE WEAVER, of record in Book 1583, page 103, Register's Office for Davidson County, Tennessee. The said Darrell E. Tidwell having predeceased Ova Lee Tidwell. The said Ova Lee Tidwell having since died.

(FOR INFORMATIONAL PURPOSES ONLY)

Tract 1: Being part of the same property conveyed to MATTHEW DAVID TIDWELL, by quitclaim deed from THE ESTATE OF KENNETH TIDWELL, SANDS M. CHEWNING, EXECUTOR, of record as Instrument No. 20121019-0096244, as corrected by the Deed of Correction recorded as Instrument No. 20170531-0053726, said Register's Office. Also, see the Last Will and Testament of Kenneth Tidwell of record in Will Book 63, page 291, in the Probate Clerk's Office for Christian County, Kentucky, a certified copy of which is recorded as Instrument No. 20121019-0096243, said Register's Office. Also, see Order of Probate (Muniment of Title) record as Instrument No. 20170803-0079458, said Register's Office.

Tract 2: Being part of the same as set forth above and further by quitclaim deed from MATTHEW DAVID TIDWELL, of record as Instrument No. 20160519-0050074, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 2988 Union Hill Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Unimproved ☐

This is improved ☒ property, known as 2990 Union Hill Road, Joelton, TN 37080
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this ~~10th~~ 9th day of August, 2017

X _____
Matthew David Tidwell

STATE OF South Carolina
County OF Berkeley)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Matthew David Tidwell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~8th~~ 9th of August, 2017.

_____
Notary Public
My Commission Expires:

RIMA DESAI
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
My Commission Expires August 30, 2020