Bill Garrett Davidson County
Batch# 21549 DEEDWARR
11/02/2017 03:07:12 PM 3 pgs
Fees: $18.00 Taxes: $92.50
20171102-0112741

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Tyler Wayne Baldridge
308 Center Pl.
Nashville, TN 37214

SEND TAX BILL TO:

Same

MAP/PARCEL 053-00-040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gerald (Jerry) L. Lemons, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Tyler Wayne Baldridge, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being an approximate 4.22 acre, more or less, tract of land, shown as "Future Development" on the Plan entitled Plan of First Revision, Golf Club Place, Phase I, Final Plat of record in Instrument No. 20000726-0073971, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Land lying in the Eleventh Councilmanic District of Davidson County, Tennessee, being all of tract 2 and a part of tract 1, as recorded in Deed Book 10539, Page 342, R.O.D.C., TN, and being further described according to a survey by Sanders Surveying, dated April 03,1998, as follows:

Beginning at an old concrete monument in a southerly line of the Old Hickory Country Club property of record in Deed Book 7811, Page 68. R.O.D.C., TN, said monument being 243.50 feet from the end of and parallel to, the easterly margin of Hurst Drive, as shown on the map of Fairway View Subdivision, Section 2. of record in Plat Book 2900. Page 100, R.O.D.C., TN; Thence, with the line of Old Hickory Country Club, S 72\'b0 07' 26" E - 406.74 feet to an old planted rail in a paved WPA drainage ditch; Thence, leaving the country club's line. S 11\'b0 43' 32" W - 48.83 feet to an old planted rail at a fence corner on the westerly bank of the paved ditch; Thence, with a fence, S 00\'b0 20' 47" W - 152.65 feet to a new iron pin; Thence, continuing with said fence, S 04\'b0 17' 05" W - 52.09 feet to a new iron pin; Thence, continuing with said fence, S 27\'b0 10' 59" W - 319.02 feet to a new iron pin; Thence, continuing with said fence, S 38° 35' 53" W -102.45 feet to a new iron pin; Thence, continuing with said fence, S 47\'b0 17' 13" W - 183.76 feet to a new iron pin; Thence, continuing with said fence, S 36\'b0 04' 44" W -141.23 feet to a new iron pin; Thence. S 01\'b0 19' 12" E -142.17 feet to an old iron pipe; Thence S 06\'b0 11' 04" E - 129.53 feet to a new iron pin at a fence corner; Thence, with a fence, S 65\'b0 06' 29" W - 55.75 feet to a new iron pin; Thence, continuing with said fence, S 31\'b0 27' 53" W - 80.03 feet to a new iron pin; Thence, leaving said fence and with a new line, N 48\'b0 42' 17" W - 295.48 feet to a new iron pin; Thence, with a new line, N 40\'b0 30' 21' E - 390.14 feet to a new iron pin; Thence, with a new line. N 35\'b0 26' 15" W - 883.16 feet to a new iron pin; Thence, passing over the southwesterly and southeasterly corners of the Robert Wilson property of record in Deed Book 3649, Page 430, R.O.D.C., TN, N 59° 50' 35" E - 594,69 feet to a new iron

Included in the above description, but hereby excluded are Lots 1, 2, 3, 4, 7, 8, 9, 10, Open Space (Lot 11) and roadway (approximately 11.29 acres, more or less) described on the Plan of First Revision, Golf Club Place, Phase I, Final Plat of record in Instrument No. 20000726-0073971, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Jerry Lemons by Warranty deed from York Construction, LLC of record in Book 10879, page 458, Register's Office for Davidson County, Tennessee, dated April 6, 1998 and recorded on April 8, 1998. (Value or consideration shown in aforementioned deed $88,000.00.)

Being also known as 0 Hurst Drive Old Hickory, Tennessee 37138. (4.22 acre, more or less Tract)

This is unimproved property known as: **0 Hurst Drive, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 22nd day of September, 2017.

WITNESS MY HAND on this the 22nd day of September, 2017

Gerald (Jerry) L. Lemons

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Gerald (Jerry) L. Lemons and Jerry Lemons,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of September, 2017.

NOTARY PUBLIC

CAROLYN M CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/03/2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $25,000.00.

Jeri Shoulders
AFFIANT

Subscribed and sworn to before me this the 22nd day of September, 2017.

Jodie D Pelley
NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

File No. 170697