Bill Garrett Davidson County
Batch# 55714 DEEDWARR
02/05/2018 03:53:42 PM 4 pgs
Fees: $23.00 Taxes: $92.68
20180205-0011724

GENERAL WARRANTY DEED

FROM: Mera Carr,
Grantor

TO: Cheryl Harris, Trustee,
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map Parcel Numbers:
Cheryl Harris, Trustee O'Neil, Hagaman, PLLC 3310 West End Avenue, Suite 400 Nashville, Tennessee, 37203	New Owner	Part of 024-00-0-085.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty-Five Thousand Fifty and No/100 Dollars ($25,050.00).

Cheryl Harris, Trustee
Affiant

SUBSCRIBED AND SWORN TO before me, this the 2nd day of February, 2018.

Notary Public

PAMELA BRYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

My Commission Expires: 11-3-20

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, MERA CARR ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto CHERYL HARRIS, TRUSTEE for The Carr Farm Trust ("Grantee"), her successors and assigns, that certain tract or

parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Mera Carr is the widow of the late Robert L. Carr and has not remarried since his death.

The Property is approximately 5.01 acres of unimproved property located at 652 Dry Creek Road in Goodlettsville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 2nd day of February, 2018.

Mera Carr
MERA CARR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamela Bryan, a Notary Public of said County and State, MERA CARR, 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 seal, at Office in Nashville, Tennessee, this 2nd day of February, 2018.

Tamela Bryan
Notary Public

My Commission Expires: 11-3-20

TAMELA BRYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

EXHIBIT A

Property Description

Beginning at an iron pin (old), in the westerly margin of Dry Creek Road, the southeast comer of a tract of land which belongs to Cheryl Harris Trustee, having a deed reference in Deed Book 10757, Page 442, RODCT, the northeast comer of this tract, and continuing with the westerly margin of Dry Creek Road, as follows: S 03°35'47" E, 246.50 feet;
thence with a curve to the right, having a radius of 878.50 feet, an arc distance of 140.00 feet, and a chord bearing and distance of S 00°58'08" W, 139.85 feet; thence, S 05°32'03" W, 359.09 feet to an iron pin (old)m in the westerly margin of Dry Creek Road, the northeast comer of a tract of land which belongs to Barbara Sue Allen, having a deed reference in Deed Book 9378, Page 982, RORCT; thence, N 72°07'20" W, 356.06 feet to an iron pin (old), in the northwest comer of said tract of land which belongs to Barbara Sue Allen;
thence with a new line, N 10°38'16" E, 679.94 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Cheryl Harris Trustee; thence, S 81°41'30" E, 237.37 feet, to the point of beginning, containing **5.01 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated November 30, 2016.

The above described tract of land is subject to a 30' Ingress, Egress, and Utility Easement, having a deed reference in Deed Book 9378, Page 985, and Deed Book 9378, Page 982, RODCT.

Being a portion of the same property conveyed to ROBERT H. OZANNE by deed from EDWARD F. DUNN AND WIFE, AGNES DUNN of record in Book 1019, page 387, dated March 2, 1937, said Register's Office. ROBERT H. OZANNE died testate on or about July 30, 1984, devising said property to his children by will of record in Docket No. 93P1071 in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division). BARBARA SUE ALLEN AND MERA CARR have conveyed said property to MERA CARR AND HUSBAND, ROBERT L. CARR, by quitclaim deed of record in Book 9378, page 985, dated June 2, 1994, said Register's Office. ROBERT L. CARR died on or about June 10, 2013, leaving MERA CARR as the surviving tenant by the entirety.

EXHIBIT B

Encumbrances

1. Davidson County taxes for 2018 constitute a lien, but are not yet due and payable.

2. 30' ingress, egress and utility easement of record in Book 9378, page 985, Register's Office for Davidson County, Tennessee.