THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114537**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,495,000.00. Affiant Subscribed and sworn to before me, this 15th day of February, 2018. Notary Public My Commission Expires: 3.8.2021

LEAH D. BEAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Bill Garrett Davidson County
Batch# 59845 DEEDWARR
02/16/2018 10:05:27 AM 2 pgs
Fees: $13.00 Taxes: $5,531.50
20180216-0015196

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donald J. Lazas and Kathleen D. Lazas 271 HOLT HILLS RD Nashville, TN 37211-6920	New Owner	Tax Parcel ID No. 172-00-0-076.00 and 172-00-0-151

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia E. Reddick, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald J. Lazas and Kathleen D. Lazas, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the Sixth Civil District of Davidson County, Tennessee, described from a survey made by James L. Murphy, Jr. & Company, dated May 4, 1968, revised January 2, 1974, as follows: Beginning at a point being the Northwest corner of Tract 30 on the Plan of Holt Hills, Section 3, of record in Book 5200, Page 306, Register's Office for said County; thence North 3 deg. 37'26" East 1,273.48 feet to an iron stake; thence North 84 deg. 34'06" East 284.08 feet to an iron stake; thence North 3 deg. 47'29" East 1,171.39 feet to an iron stake; thence North 89 deg. 26'12" East 124.09 feet to an angle in a fence; thence South 66 deg. 39'27" East 142.24 feet to a gate post; thence North 60 deg. 18'28" East 12.80 feet to the center of Old Carns Road; thence with the centerline of Old Carns Road, South 38 deg. 50'30" East 149.15 feet to a point; thence South 35 deg. 31' East 282.60 feet to a point; thence South 39 deg. 49'40" East 409.85 feet to a point; thence South 51 deg. 07'40" East 281.22 feet to a point; thence South 51 deg. 06'40" East 279.40 feet to a point; thence South 56 deg. 43'40" East 278.95 feet to a point; thence South 66 deg. 54'07" East 165.36 feet to a point; marked by a 14-inch elm tree at a gate; thence South 40 deg. 26'05" West 370.44 feet to a point on a line which is now the East boundary line of Tract 31, Holt Hills, Section 3; thence with the Northern boundary of Holt Hills, Section 3, North 2 deg. 55' East a distance of 121.27 feet to a point; thence South 68 deg. 12'48" West 478.72 feet to a point; thence South 38 deg. 12' West 620.00 feet to a point; thence South 47 deg. 55' West 180.00 feet to a point; thence South 62 deg. 49' West 205.00 feet to a point; thence South 69 deg. 15' West 315.00 feet to a point; thence South 75 deg. 23' West 190.00 feet to a point; thence North 86 deg. 24'54" West 192.53 feet to the point of beginning, and containing 57.27 acres, more or less. Together with a 50-foot non-exclusive easement for ingress and egress and installation of utility lines as reserved in the warranty from James I. Vance Berry, Trustee, to Thomas C. Scott, Trustee, of record in Book 4780, Page 611, said Register's Office; said easement being further described in Exhibits A, B and C to the Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, Page 706, said Register's Office, and also shown on the Plan of Holt Hills, Section 3, of record in Book 5200, Page 306, said Register's Office, a portion of which is designated as Reserve Parcel (151) on said Plan.

Parcel 151:

A 50' strip of land shown on Plan of Section 3, Holt Hills Development Co., Inc., recorded in Plat Book 5200, Page 306, Register's Office for Davidson County, Tennessee, and designated as a 50' easement for access to James I. Vance Berry, Trustee

Property, and Public Utility Easement, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed by Quitclaim Deed from Eddie J. Reddick to Patricia E. Reddick, as recorded on the 21st day of July, 1997 in Deed Book 10535, Page 598 and Warranty Deed from Mullins-Webb Limited Partnership to Eddie J. Reddick and wife, Patricia E. Reddick, as recorded on the 3rd day of January, 1996 in Deed Book 9907, Page 390, in the Register's Office of Davidson County, Tennessee.

Eddie Joe Reddick joins in the signing of this instrument to convey any marital interest he may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Application for Greenbelt Assessment - Forest recorded at Instrument No. 20110921-0073230.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, HOLT HILLS, as recorded in Plat Book 5200, Page(s) 306.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5708, Page 670.

Easement and Joint Roadway Use and Maintenance Agreement as set forth in instrument recorded in Book 5707, Page 706, as amended in Book 5720, Page 183.

This is improved property located at 271 HOLT HILLS RD Nashville TN 37211-6920.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2018.

Patricia E. Reddick

Patricia E. Reddick

Eddie Joe Reddick by Patricia Elayne Reddick, as Attorney-in-fact

Eddie Joe Reddick by Patricia Elayne Reddick, as Attorney-in-Fact
Durable Power of Attorney of record in Instrument No. 20151207-0123208, Register's Office of Davidson County, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia E. Reddick AKA Patricia Elayne Reddick,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Eddie Joe Reddick,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of February, 2018.

Notary Public

KATIE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

My Commission Expires: _____