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WARRANTY DEED

Bill Garrett Davidson County
Batch# 64217 DEEDWARR
03/02/2018 08:41:19 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20180302-0019622

I. DYKE LATHAM
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Theresa L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 5/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Bruce Evertson	Daniel Bruce Evertson	03800010800
(NAME)	(NAME)	
5232 Eatons Creek Road	5232 Eatons Creek Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jennifer A. Casale,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel Bruce Evertson,** 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:

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF EATONS CREEK ROAD. BOUNDED ON THE WEST BY THE ALBERT H. SIMPKINS SR. PROPERTY AS OF RECORD IN DEED BOOK 2592, PAGE 473A - R.O.D.C., TN. AND THE MICHAEL & MICHELLE LOYD PROPERTY AS OF RECORD IN INSTRUMENT NO. 200510260129534 - R.O.D.C., TN. BOUNDED ON THE NORTH BY THE JOE R. & JEAN W. VICK PROPERTY AS OF RECORD IN INSTRUMENT NO. 200602090016218 - R.O.D.C., TN, THE JOE R. & JEAN W. VICK PROPERTY AS OF RECORD IN INSTRUMENT NO. 200708230100667 - R.O.D.C., TN. THE MAX & LISA MENDELSOHN PROPERTY AS OF RECORD IN INSTRUMENT NO. 200508290103338 - R.O.D.C., TN. AND THE MAX MENDELSOHN, ET UX PROPERTY AS Of RECORD IN DEED BOOK 9041, PAGE 745 - R.O.D.C., TN. BOUNDED ON THE EAST BY THE ROBERT BROWN, JOSEPHINE BRADFORD & DANNY BRADFORD PROPERTY AS OF RECORD IN DEED BOOK 7278, PAGE 809 - R.O.D.C., TN. THE BEAU MAXWELL PROPERTY AS OF RECORD IN INSTRUMENT NO. 200605020050693 - R.O.D.C., TN. THE HERBERT G. GREGORY, JR. PROPERTY AS OF RECORD IN DEED BOOK 6106, PAGE 394 - R.O.D.C., TN. THE GLENN S. & CANDICE H. CHRISTMAN PROPERTY AS OF RECORD IN DEED BOOK 10079, PAGE 291-R.O.D.C., TN. AND THE GLENN S. CHRISTMAN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 7904, PAGE 77 - R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET, SAID POINT BEING THE SOUTHEAST CORNER OF THE ALBERT H. SIMPKINS, SR. PROPERTY AS OF RECORD IN DEED BOOK 2592, PAGE 473A - R.O.D.C., TN. AND BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, A COMMON LINE WITH THE ALBERT H. SIMPKINS, SR. PROPERTY AS OF RECORD IN DEED BOOK 2592, PAGE 473A - R.O.D.C., TN. AND THE MICHAEL & MICHELLE LOYD PROPERTY AS OF RECORD IN INSTRUMENT NO 200510260129534 -R.O.D.C., TN. NORTH 9 DEGREES 56 MINUTES 22 SECONDS WEST, 1121.88 FEET TO AN EXISTING IRON PIN;

THENCE, A COMMON LINE WITH THE JOE R. & JEAN W. VICK PROPERTY AS OF RECORD IN INSTRUMENT NO 200602090016218 - R.O.D.C., TN. SOUTH 68 DEGREES 02 MINUTES 14 SECONDS EAST, 201.36 FEET TO AN EXISTING IRON PIN;

THENCE, SOUTH 43 DEGREES 57 MINUTES 23 SECONDS EAST, 329.86 FEET TO AN EXISTING IRON PIN;

THENCE, SOUTH 67 DEGREES 42 MINUTES 27 SECONDS EAST, 132.10 FEET TO AN EXISTING IRON PIPE FOUND AT THE INTERSECTION OF A DRAIN;

THENCE, A COMMON LINE WITH THE JOE R. & JEAN W. VICK PROPERTY AS OF RECORD IN INSTRUMENT NO. 200602090016218 - R.O.D.C, TN. AND THE JOE R & JEAN W VICK PROPERTY AS OF RECORD IN INSTRUMENT NO. 200708230100667 - R.O.D.C., TN. NORTH 22 DEGREES 02 MINUTES 35 SECONDS EAST, 1138.13 FEET TO AN EXISTING IRON PIN IN THE MIDDLE OF A GRAVEL DRIVE;

THENCE WITH THE CENTER OF SAID DRIVE AND A COMMON LINE WITH THE MAX & LISA MENDELSOHN PROPERTY AS OF RECORD IN INSTRUMENT NO. 200508290103338 - R.O.D.C., TN. THE

FOLLOWING CALLS:

1. SOUTH 24 DEGREES 31 MINUTES 51 SECONDS EAST, 66.68 FEET TO AN EXISTING IRON PIN;

2. SOUTH 20 DEGREES 52 MINUTES 31 SECONDS EAST, 104.80 FEET TO AN EXISTING IRON PIN;

3. SOUTH 33 DEGREES 10 MINUTES 36 SECONDS EAST, 53.48 FEET TO AN EXISTING IRON PIN;

4. SOUTH 57 DEGREES 15 MINUTES 21 SECONDS EAST, 50.05 FEET TO AN EXISTING IRON PIN;

5. SOUTH 67 DEGREES 11 MINUTES 49 SECONDS EAST, 32.94 FEET TO AN EXISTING IRON PIN;

THENCE, A COMMON LINE WITH THE MAX MENDELSOHN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9041, PAGE 745 - R.O.D.C., TN. SOUTH 1 DEGREES 33 MINUTES 48 SECONDS WEST, 344.61 FEET TO AN EXISTING IRON PIN;

THENCE, SOUTH 58 DEGREES 25 MINUTES 19 SECONDS EAST, 144.70 FEET TO AN EXISTING IRON PIN;

THENCE, A COMMON LINE WITH THE BEAU MAXWELL PROPERTY AS OF RECORD IN INSTRUMENT NO. 200605020050693 - R.O.D.C., TN. THE HERBERT G. GREGORY, JR. PROPERTY AS OF RECORD IN DEED BOOK 6108, PAGE 394 - R.O.D.C., TN. AND THE GLENN S. & CANDICE H. CHRISTMAN PROPERTY AS OF RECORD IN DEED BOOK 10079, PAGE 291-R.O.D.C., TN. SOUTH 6 DEGREES 54 MINUTES 10 SECONDS WEST, 611.53 FEET TO AN IRON PIN SET;

THENCE, SOUTH 29 DEGREES 53 MINUTES 09 SECONDS EAST, 200.00 FEET TO A 20" WALNUT TREE WITH AN "X" HACK IN THE TRUNK;

THENCE, A COMMON LINE WITH THE GLENN S. CHRISTMAN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 7904, PAGE 77 - R.O.D.C., TN. SOUTH 57 DEGREES 21 MINUTES 51 SECONDS WEST, 60.00 FEET TO AN EXISTING TREE STUMP;

THENCE, SOUTH 64 DEGREES 21 MINUTES 51 SECONDS WEST, 141.50 FEET TO AN IRON PIN SET;

THENCE, CONTINUING WITH THE CHRISTMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 200905200046213 - R.O.D.C., TN NORTH 87 DEGREES 18 MINUTES 09 SECONDS WEST, 133.31 FEET TO AN IRON PIN SET;

THENCE, SOUTH 53 DEGREES 21 MINUTES 51 SECONDS WEST, 202.93 FEET TO AN IRON PIN SET;

THENCE, SOUTH 26 DEGREES 00 MINUTES 36 SECONDS WEST, 78.36 FEET TO AN IRON PIN SET;

THENCE, SOUTH 53 DEGREES 21 MINUTES 51 SECONDS WEST, 103.53 FEET TO AN IRON PIN SET;

THENCE, SOUTH 30 DEGREES 21 MINUTES 51 SECONDS WEST, 227.80 FEET TO AN IRON PIN SET IN THE NORTHERLY MARGIN OF EATONS CREEK ROAD;

THENCE, WITH SAID MARGIN AND A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 57 DEGREES 19 MINUTES 07 SECONDS, A RADIUS OF 317.00 FEET, A LENGTH OF 317.13 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 55 DEGREES 35 MINUTES 20 SECONDS WEST, 304.07 FEET;

THENCE, CONTINUING WITH SAID MARGIN, NORTH 84 DEGREES 14 MINUTES 53 SECONDS WEST, 121.27 FEET TO THE POINT OF BEGINNING.
20161110-0119261
PROPERTY IS ENCUMBERED BY A DRIVEWAY EASEMENT AS OF RECORD IN DEED BOOK 9041, PAGE 748 - R.O.D.C., TN.

CONTAINING, 1,221,777 sq. ft. or 28.05 Acres, more or less.

INCLUDED IN THE ABOVE REFERENCED LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE CONVEYANCE HEREIN IS THAT PORTION OF THE PROPERTY PREVIOUSLY CONVEYED TO OLD HICKORY CABIN TRUST II BY DEED OF RECORD IN INSTRUMENT NO. 20161110-0119261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND CONTAINING 12.02 ACRES MORE OR LESS.

Being the same property conveyed to Jennifer Casale and husband, Jonathan Rodgers by deed dated November 20, 2009 from Donald W. Wilkes and wife, Nancy G. Wilkes of record in Instrument No. 20091130-0109436, Register's Office for Davidson County, Tennessee. The said Jonathan Rodgers thereafter conveyed his interest in said property to Jennifer A. Casale by deed dated October 24, 2011 of record in Instrument No. 20120404-0028577, Register's Office for Davidson County, Tennessee.

This is improved ☑ property, known as 5232 Eatons Creek Road, Nashville, TN 37218
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 my/our hands this 27th day of February, 2018.

Jennifer A. Casale

May 03, 2021
State of Tennessee
County of Davidson

On this 27th day of February, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Jennifer A. Casale, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 27th day of February, 2018.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 18-Evertson