WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-13603

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180488

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $80,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29 day of March, 2018

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Bill Garrett Davidson County
Batch# 75141 DEEDWARR
04/02/2018 09:27:16 AM 4 pgs
Fees: $33.00 Taxes: $296.00

20180402-0029939

WARRANTY DEED

THIS INDENTURE, made this 29th day of March, 2018, among:

DWIGHT DARNELL COLE AND WIFE, AGNES HUBBUCH COLE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

LARRY W. MARTIN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, surveyor #823, dated July 25, 1995, known as job # 950094, more particularly described as follows:

Beginning at an iron pin, said point of beginning being the Southwest corner of the herein described Tract and also being the Northeast corner of Tract 1 of the Heath Property, not of record, said point of beginning also being in the Southeast corner of Tract 4 on the said Heath Property, division not of record; thence, with a 50' joint use ingress, egress and public utility easement and with the Easterly line of Tract 4, the following calls: North 16 degrees, 54', 29", East 290.89' to an iron pin; thence, North 31 degrees, 02', 32", East, passing the Northeast corner of Tract 4 at 148.44', in all 407.28' to an iron pin, which is the common corner of this Tract 21, Tract 13 and Tract 6 of the said Heath Property Division; thence, with the line of Tract 13 and continuing with the center of a 50' joint use ingress, egress and public utility easement, South 88 degrees, 37', 47", East 263.77' to an iron pin, the Southeast corner of Tract 13 and the Southwest corner of Tract 14,; thence, with the line of Tract 14 South 43 degrees, 05', 30", East 138.09' to an iron pin, the Northwest corner of Tract 20; thence, leaving the center of said easement and with the Westerly line of Tract 20, South 03 degrees, 44', 08", West 370.42' to an iron pin in the Northerly line of the Patricia G. Walker Property of record in Book 7048, Page 171, R.O.D.C., TN; thence, with Walker's line in part, North 86 degrees, 15', 52", West 520.00' to an iron pin, the Northwest corner of Lot 1 on the Taylor Subdivision of record in Book 5067, Page 24, R.O.D.C., TN; thence, with the line of Lot 1 of said Taylor Subdivision, South 30 degrees, 44', 08", West 214.50' to the point of beginning, containing 5.05 acres, more or less

Included in the above described Tract is 50' joint use ingress, egress and public utility easement along the Westerly and Northerly lines of said Tract. Also included is a 15' public utility easement, immediately East and South of and adjacent to the above described 50' joint use ingress, egress and public utility easement.

Being the same property conveyed to Dwight Darnell Cole and wife, Agnes Hubbuch Cole by Warranty deed from Christopher W. Raines and wife, Teresa A. Raines of record in Instrument No. 20040507-0052275 Register's Office for Davidson County, Tennessee, dated May 05, 2004 and recorded on May 07, 2004. (Value of consideration shown in aforementioned deed $3,500.00.) Being also known as 8660 Poplar Creek Road Nashville, Tennessee 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Dwight Darnell Cole

Agnes Hubbuch Cole

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Dwight Darnell Cole and Agnes Hubbuch Cole, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of March, 2018.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 29, 2018

Notary Public
My Commission Expires:

Owner Name & Property Address:

Name: Larry W. Martin
Address: 8660 Poplar Creek Road
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Larry W. Martin
Address: 2314 Zermatt Ave
City, State, Zip: Nashville, TN 37211

Tax ID: 140-00-0-066.00

Azimuth Land Surveying

Bearings based on Grid North of the Tennessee State Plane Coordinate System 2/09/2018

Prepared by:
Azimuth Land Surveying
1851 Holly Grove Road
Lewisburg, Tennesse 37091

Azimuth Land Surveying
Licensed in Tennesse, Kansas, and Arkansas

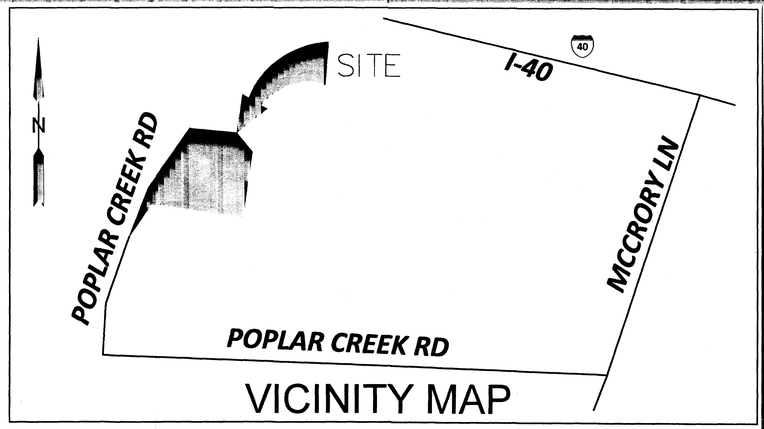
Clifford McGill, RLS 2699

1851 Holly Grove Road
Lewisburg, Tennessee 37091
azimuthlandsurveying@hotmail.com
(931) 637-8017

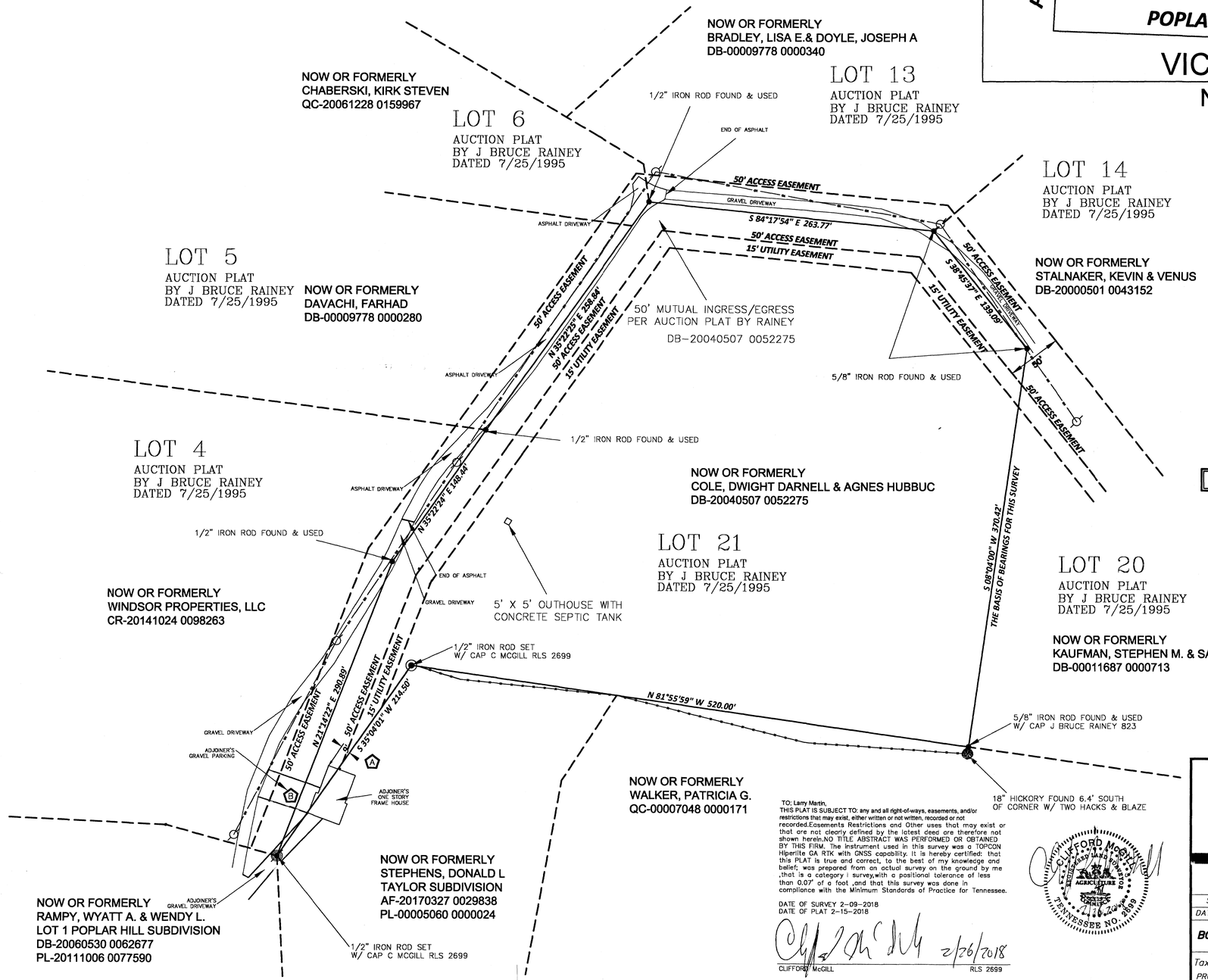
Azimuth Land Surveying

LEGEND OF SYMBOLS & ABBREVIATIONS

- R/W - Right-of-Way
- ℄ - Adjoiner Property Line
- ℄ - Centerline
- A - Significant Observation
- X - Schedule B Item
- Msd. - Measured
- P1 - Plat Cabinet A, Page 69
- (Record) ACTUAL
- ● - Monument Found
- ◉ - 1/2" Iron Rod w/Cap "C MCGILL TN RLS 2699" Set
- ▲ - PK Nail Found
- △ - PK Nail Set
- E - Electric Manhole
- Electric Meter
- Electric Transformer
- Gas Meter
- Gas Valve
- S - Sanitary Manhole
- Cleanout
- D - Storm Manhole
- Catch Basin (Round)
- Catch Basin (Square)
- Curb Inlet
- Traffic Pedestal
- Light Pole
- Traffic Pole
- Utility Pole
- Water Backflow Preventer
- Fire Hydrant
- Water Meter
- Water Stand Pipe
- Water Valve
- Underground Fiberoptic Marker
- MH - Unknown Manhole
- Handicap Parking Space
- MB - Mail Box
- E —— - Underground Electric
- G —— - Underground Gas
- S —— - Underground Sanitary
- D —— - Underground Storm
- W —— - Underground Water
- OH —— - Overhead Utilities
- X—X— - Wire Fence
- Wall
- Concrete Area
- No Parking Area
- Building Area
- Shaded Easement Area



VICINITY MAP
NO SCALE



MISCELLANEOUS NOTES

- MN#1 Dimensions on this plat are expressed in feet and decimal parts thereof, unless otherwise noted.
- MN#2 The Basis of Bearing for this survey is Grid North of the Tennessee State Plane Coordinate System (FIPS Zone 4100), on the North American Datum of 1983(2011).
- MN#3 The subject property contains 5.05 acres + or -.
- MN#4 At the time of this survey there was no observable evidence of earth moving work, building construction or building additions within recent months.
- MN#5 At the time of this survey there were no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction .
- MN#6 The subject property has direct access to Poplar Creek Rd being a public right of way.
- MN#7 The posted address on site is 8660 Poplar Creek Rd, Nashville, TN.
- MN#8 A Topcon Hyper GB (Dual Frequency) GPS was used to perform all or part of this survey. Real Time Kinematics (RTK) and Static Control were utilized. This survey was performed in accordance with the current Federal Geodetic Control Standards.
- MN#9 I hereby certify: (i) that this plat is true and correct, to the best of my knowledge and belief; (ii) that it was prepared by an actual survey on the ground by me or under my direct supervision; (iii) that it is a Category 1 Survey, with a Linear Error of Closure, of the unadjusted survey, not exceeding that of one foot per ten thousand feet [1:10,000]; (iv) that this survey was performed in compliance with the Minimum Standards of Practice for the State of Tennessee.
- MN#10 To the best of the surveyor's knowledge, the subject property shows no evidence of being used as a cemetery, gravesite, or burial ground

ENCROACHMENTS

- A — Adjoiner's house appears to encroach over the east property line of the triangle shaped portion at the southwest corner of the lot by 9 feet .
- B — Adjoiner's gravel parking appears to cross the subject property without benefit of an easement.

GRAPHIC SCALE

0 50 100 150

SCALE : 1" = 50'

TO: Larry Martin,
THIS PLAT IS SUBJECT TO: any and all right-of-ways, easements, and/or restrictions that may exist, either written or not written, recorded or not recorded.Easements Restrictions and Other uses that may exist or that are not clearly defined by the latest deed are therefore not shown herein.NO TITLE ABSTRACT WAS PERFORMED OR OBTAINED BY THIS FIRM. The instrument used in this survey was a TOPCON Hiperlite GA RTK with GNSS capability. It is hereby certified: that this PLAT is true and correct, to the best of my knowledge and belief; was prepared from an actual survey on the ground by me ,that is a category I survey,with a positional tolerance of less than 0.07' of a foot ,and that this survey was done in compliance with the Minimum Standards of Practice for Tennessee.

DATE OF SURVEY 2-09-2018
DATE OF PLAT 2-15-2018

2/26/2018

CLIFFORD McGILL RLS 2699

CLIFFORD McGILL — LICENSED LAND SURVEYOR — AGRICULTURE — TENNESSEE NO. 2699

8660 POPLAR CREEK RD
NASHVILLE,
DAVIDSON COUNTY, TENNESSEE

SURVEY FOR LARRY MARTIN

SCALE 1 INCH = 50'	BOUNDARY OF 5.05 ACRES	Drawn: C. McGill
DATE 2/15/2018		

BOUNDARY SURVEY OF 8660 POPLAR CREEK RD

Tax ID Number: 46-2844677
PROJECT #AZ492

Cliff McGill RLS2699
Azimuth Land Surveying
1851 Holly Grove Rd
Lewisburg, TN 370901
931-637-8017

Description of Property Located at 8660 Poplar Creek Rd, Nashville, Tennessee

Being a property located at 8660 Poplar Creek Rd, City of Nashville, County of Davidson, State of Tennessee recorded at Deed Book 20040507 0052275, shown on an unrecorded auction plat by J Bruce Rainey dated 7/25/1995 as Lot 21 , and more particularly described below:

Beginning a new 1/2" iron rod set with an orange plastic cap inscribed, " C MCGILL RLS 2699" on the center line of a 50 foot wide ingress/egress easement , the southwest corner of this tract ; thence N 21°14'22" E 290.89' along the center line of the ingress/egress easement to a found 1/2" iron rod ; thence N 35°22'24" E 148.44' to a found 1/ 2" iron rod ; thence N 35°22'25" E 258.84' to a found 1/2" iron rod ; thence S 84°17'54" E 263.77' to a found 5/8" iron rod ; thence S 38°45'37" E 139.09' to a found 5/8" iron rod ; thence leaving the center line of the ingress/egress easement with the west line of Lot 20 from the Rainey Auction Plat from 7/25/1995, S 08°04'00" W 370.42' to a found 5/8" iron rod with cap inscribed, " J Bruce Rainey 823" , 6.4 feet north of a 18" hickory with two hacks & a blaze ; thence N 81°55'59" W 520.00' to a new 1/2" iron rod set with orange plastic cap inscribed, " C MCGILL RLS 2699" ; thence S 35°04'01" W 214.50' , passing through a house to the point of beginning, containing 5.05 acres as shown on the survey of Cliff McGill RLS 2699 dated 2/15/2018.