(2)

WARRANTY DEED

File #18128

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 75427 DEEDWARR
04/02/2018 01:14:45 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20180402-0030383

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BAH Revocable Trust C/O FBMM	Same	045-00-0-008.00
(NAME) P O Box 340020	(NAME)	
(ADDRESS) Nashville, TN 37203-0020	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Brendan M. Glean and Kelly Glean, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jen Conger, Trustee of the BAH Revocable Trust under agreement dated March 13, 2018,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1

Tract I:

Located in the 14th Civil District of Davidson County, Tennessee, being Tract No. 9 of the Dawson Property and more particularly described as follows:

Beginning at a point in the centerline of a 50 foot ingress and egress easement, the same being the Southwest corner of Tract No. 8 heretofore conveyed to Sanders; thence with the centerline of said easement, North 67 degrees 56' 46" West 93.60 feet; and North 79 degrees 22' 56" West 215 feet to a point in the West margin of a cul de sac at the West end of said easement; thence South 83 degrees 31' 13" West passing though an I.P. and M.F.P. offset 25 feet, 879.53 feet in all to a tree and fence corner in the East line of Adcock; thence with the East line of Adcock, North 2 degrees 00' 10" West 388 feet to a tree and fence corner, Adcock's Northeast corner; thence North 86 degrees 03' 52" East 550.60 feet to an I.P. and M.F.P.; thence North 88 degrees 15' 31" East 803.73 feet to a M.F.P. in the line of said Tract No. 8; thence with the East line of Tract No. 8, South 21 degrees 26' 39" West passing through an I.P. and M.F.P. in the North margin of said easement, in all 457.12 feet to the beginning, containing 10.766 acres, more or less, according to survey of Thomas H. Alley, No. 922, dated March 21, 1985.

Tract II:

Located in the 14th Civil District of Davidson County, Tennessee, being Tract No. 10 of the Dawson Property and more particularly described as follows:

Beginning at a point in the centerline of a 50 foot ingress and egress easement, the same being the Southwest corner of an 11.911 acre tract conveyed to Everett W. Sanders, Jr., by deed of record in Book 6651, Page 39, Register's Office for Davidson County, Tennessee; thence with the centerline of said easement, North 67 degrees 56' 46" West 93.60 feet, and North 79 degrees 22' 56" West 215 feet to a point at the West edge of a cul-de-sac in said easement; thence South 83 degrees 31' 13" West passing through an IP and MFP offset at 25 feet, in all 879.53 feet to an iron pin in Adcock's East line; thence with the lines of Adcock, Gossett, and John Adcock, South 53 degrees 33' 43" East 660 feet to an iron pin, John Adcock's Northeast corner; thence North 0 degrees 26' 17" East 29.70 feet to an iron pin, Campbell's Northwest corner; thence with Campbell's North line, South 80 degrees 25' 59" East 567.15 feet to an iron pin; thence North 21 degrees 26' 39" East 476.51 feet passing through an IP and MFP offset at 25 feet to a point in the centerline of said 50 foot ingress and egress easement; thence with the centerline of said easement, North 67 degrees 56' 46" West 100 feet to the beginning, containing 10.064 acres, more or less, according to survey of Thomas H. Alley, Number 922, dated March 21, 1985.

Parcel 2

Being Lot No. 7 of the Dawson Property, and more particularly described as follows:

Beginning at a point in the centerline of Little Marrowbone Road, at its intersections with the center of a 50 foot ingress and egress easement, the same being the Northwest corner of a tract of land as shown of record in Book 5486, Page 221, Register's Office for Davidson County, Tennessee; thence with the centerline of said 50 foot easement, South 63 degrees 49' 22" East 101.29 feet, South 55 degrees 05' 31" East 133.25 feet; South 63 degrees 47' 42" East 181.58 feet; and South 86 degrees 54' 44" East 360 feet to an iron pin in the centerline of said easement, the Northwest corner and the beginning point of the property herein conveyed; thence continuing with the centerline of said easement, South 86 degrees 54' 44" East 131.39 feet; North 56 degrees 46' East 186.68 feet; North 63 degrees 37' East 113.33 feet; North 73 degrees 42' East 142.53 feet; South 81 degrees 26' East 118.74 feet; South 44 degrees 59' East 139.36 feet; and South 41 degrees 33' East 12.28 feet to an iron pin; thence South 2 degrees 06' 45" West 602.58 feet to a point in a creek; thence North 86 degrees 39' 37" West 802.88 feet to an iron pin; thence North 8 degrees 29' 50" East 500.68 feet to the point of beginning.

Being the same property conveyed to Brendan M. Glean and Kelly Glean, husband and wife by Warranty deed from Mark B. Sagers and Courtney M. Sagars, husband and wife of record in Instrument No. 20170206-0012256 Register's Office for Davidson County, Tennessee, dated February 3, 2017 and recorded on February 6, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Notice is made of the JUDGMENT in the case styled Mark B. Sagers et al. vs. Mike Bose, et al., filed with the Chancery Court for Davidosn County, Tennessee, at Nashville, under Case No. 04-3375-II, entered August 5, 2008. The said Judgment sets forth easement rights for the benefit of all landowners adjoining Whitlow Mountain Road. A copy of the said Judgment is recorded simultaneously herewith as Instrument number 20180402-0030382.

unimproved ☐
This is improved ☒ property, known as 5192 Whitlow Mountain Road, Ashland City, TN 37015

(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 hand this 23rd day of March, 2018.

Brendan M. Glean

Kelly Glean

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Brendan M. Glean and Kelly Glean, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2018.

My Commission Expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027