Bill Garrett Davidson County
Batch# 81282 DEEDWARR
04/16/2018 12:03:30 PM 4 pgs
Fees: $23.00 Taxes: $2,442.00
20180416-0035507

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $660,000.00.

Affiant

LACEY CHUMLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-25-2019

Subscribed and sworn to before me, this 13th day of April, 2018.

Notary Public
My commission expires: 9-25-19

13-1802-133027

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Bluetown Development, LLC P.O. Box 292352 Nashville, TN 37214	SAME AS OWNER	12100006200 and 12100006201

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carolyn Daingerfield Kephart, Dorothy Lannom, Dvonia Yates, Harriet Troutt, David Yates, Scott Yates, and Aaron Yates**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bluetown Development, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT 1:

A Certain Tract of parcel of land in Davidson County, State of Tennessee, Described as follows:

Beginning at a stake on the line between said Nulson or Pulley lands and the lands of Goodwin, said stake being the N.W. corner of 30 acres of land conveyed by B.N. Pulley to B.H. Pulley, deed not of record; thence with the said line N 87-1/4 deg. W 28.24 poles to a point in said line, the N.W. corner of the land hereby conveyed; thence S 3-1/2 deg. W 105.75 poles to a point in the center of the Stones River Turnpike; thence with the center of said Turnpike S 79 deg. E 8.48 poles, East 19.21 poles to the S.W. corner of said B.H. Pulleys 30 acre tract; thence with his west line N. 3-1/2 deg. E 105.80 poles to the beginning, containing 18.57 acres, more or less.

INCLUDED but EXCLUDED from the above described tract is that portion described in Book 2104, Page 443, in said Register's Office, to which reference is hereby made for a more accurate metes and bounds description, containing 2 acres, more or less, and also

INCLUDED but EXCLUDED from the above described tract is that portion described in Book 3576, Page 1, in said Register's Office, to which reference is hereby made for a more accurate metes and bounds description, containing 2 acres, more or less, and also

INCLUDED but EXCLUDED is that portion conveyed to the State of Tennessee described in Instrument No. 20070316-0032527, in said Register's Office, to which reference is hereby made for a more accurate metes and bounds description, containing 0.344 acres, more or less.

INCLUDED but EXCLUDED is that portion conveyed to the State of Tennessee described in Instrument No. 20070316-0032526, in said Register's Office, to which reference is hereby made for a more accurate metes and bounds description,

Being the same property conveyed to Herman H. Yates and wife, Wilhelmina Yates by deed from T. I. Blair and wife, Mary Blair, dated November 24, 1942, recorded November 30, 1942, of record in Book 1225, Page 583, Register's Office for Davidson County, Tennessee. The said Herman Y. Yates having since died on July 3, 1955. Wilhelmina Yates having subsequently married Raymond F. Dyer and is also known as Wilhelmina Dyer and Roslyn Wilhelmina Dyer. Roslyn Wilhelmina Dyer a/k/a Wilhelmina Yates died testate on September 15, 2004, with her Last Will and Testament being probated and closed in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 06P-936. Letters Testamentary appointed David Yates as Executor. The will devises the subject property via the residuary clause to Carolyn Daingerfield, Dorothy Lannom, Harold Yates, Harriet Troutt, David Yates, Steven Yates, and Scott Yates. Steven Yates died on May 3, 2004. Harold Yates died testate on January 14, 2007, with his Petition to Establish a Muniment of Title to Real Estate being probated and closed in the Second Circuit Court for Davidson County, Tennessee, Docket No. 18P576.

TRACT 2:
Land lying on the north side of the Couchville Pike, formerly Stones River Pike, beginning at an iron pin 1,925 feet, more or less, west of Pleasant Hill Road, being the southeast corner of an 18.57 acre tract conveyed to Herman H. Yates and wife, Wilhelmina Yates, the grantee herein, by deed of record in Book 1225, Page 583, Register's Office for Davidson County, Tennessee; thence North 89 deg. 56' West with the northerly margin of Couchville Pike 120 feet to an iron pin; thence North 3 deg. 30' East 726 feet to an iron pin; thence South 89 deg. 56' East 120 feet to an iron pin in Taylor's west boundary; thence South 3 deg. 30' West with Taylor's west boundary and with an old fence line, 726 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain two acres, more or less.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain property conveyed to the State of Tennessee of record in Instrument No. 20070316-0032527, said Register's Office, described as follows:

Beginning at a point on the existing north margin of Couchville Pike, said point being 30.00 feet left of proposed centerline station 198+23.56; thence with said existing margin westerly 120 feet more or less; thence with the east boundary of the Herman H. Yates, et ux property (Tr 39) north 08 degrees 29 minutes 03 seconds east 60 feet more or less; thence with the proposed north margin of Couchville Pike south 84 degrees 55 minutes 35 seconds east 20.02 feet to a point; thence with the west boundary of the Pleasant Hill Church of Christ, Trustee property (Tr 41) south 08 degrees 30 minutes 04 seconds west 60.11 feet to the point of beginning; and being part of the property conveyed to Raymond F. Dyer and wife, Wilhelmina Dyer by Wilhelmina Dyer as of record in Book 3576, Page 1, Register's Office for Davidson County, Tennessee.

For informational purposes only: prior deed references excluded property to contain 0.165 acres, more or less.

Being the same property conveyed to Herman H. Yates and wife, Wilhelmina Yates by deed from T. I. Blair and wife, Mary Blair, dated November 24, 1942, recorded November 30, 1942, of record in Book 1225, Page 583, Register's Office for Davidson County, Tennessee. The said Herman Y. Yates having since died on July 3, 1955. Wilhelmina Yates having subsequently married Raymond F. Dyer and is also known as Wilhelmina Dyer. On July 5, 1963, Wilhelmina Dyer executed a Warranty Deed wherein she conveyed the subject property to herself and Raymond F. Dyer, as tenants by the entirety, but for the life of the said Raymond F. Dyer only, same being of record in Book 3576, Page 1, Register's Office for Davidson County, Tennessee. The said Wilhelmina (Yates) Dyer became deceased on September 15, 2004, and Raymond F. Dyer, unmarried, her surviving spouse conveyed all of his right, title and interest in and to the subject property to Wilhelmina Dyer's heirs/beneficiaries, namely, Harriet

Troutt, Carolyn Daingerfield Kephart, Dorothy Lannon, David Yates, Aaron Yates, Scott Yates and Dvonia Yates by Quitclaim Deed dated May 2, 2011, recorded May 17, 2012, of record in Instrument No. 20120517-0042898, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2550/2546 Couchville Pike, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of April, 2018.

Carolyn Daingerfield Kephart

Carolyn Daingerfield Kephart

Dorothy Lannom

Dvonia Yates

Harriet Troutt

David Yates

Scott Yates

Aaron Yates

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Carolyn Daingerfield Kephart, Dorothy Lannom, Dvonia Yates, Harriet Troutt, David Yates, Scott Yates, and Aaron Yates,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 13th day of April, 2018.

Notary Public

My Commission expires: 05/19/20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020

True Copy Certification

I, Lacey Chumley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Lacey Chumley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-19-2020

{Notary' Seal}

