WARRANTY DEED

Bill Garrett Davidson County
Batch# 84492 DEEDWARR
04/25/2018 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20180425-0038829

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $~~$300,000.00.~~

Affiant

Subscribed and sworn to before me this 18th day of April, 2018

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The Meadow Village and Venue, Inc.	Same	Part of 022-00-0-010.00 and Part of 022-00-0-236.00
2949 Primrose Circle		
Nashville, TN 37212		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **E. Wayne Winters, Trustee of the Anita K. Winters Irrevocable Trust Agreement**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The Meadow Village and Venue, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land situated in the 1st Council District of Davidson County, Tennessee, being a portion of the land conveyed by quitclaim deed to E. Wayne Winters, Trustee, from Anita K. Winters, (parcel 236), of record in Instrument Number 20020103-0000817, in the Register's Office for Davidson County (R.O.D.C., TN) and all of the land conveyed to Elston G. Winters and Anita K. Winters, (parcel 10), from J. L. Reeder, of record in Deed Book 2496, Page 45, R.O.D.C., TN and is more particularly described as follows:

Commencing at the intersection of White Creek Pike and Eaton Creek Road, thence in a northwesterly direction approximately 905+/- feet to the an iron rod set on the westerly margin of Eatons Creek Road, at the Tennessee state plane coordinate location of, N:725,053.057, E:1,712,132.931, to a capped iron rod set with a Dale and Associates cap and being the point of herein described land;

thence with the westerly margin of said road, with a curve turning to the left with an arc length of 215.96 feet, with a radius of 477.03 feet, with a chord bearing of S 69°04'29" E, with a chord length of 214.12 feet to an iron rod set;

thence, S 13°50'41" E, passing an ½" iron rod found at 9.83 feet on the westerly margin of Eatons Creek Road, being the northern most corner of Gale Lain property of record in instrument number, 20100902-0069887, R.O.D.C.,TN, also being the Revised Gas and Stuff Plat, as shown in Plat Book 6900, Page 94, R.O.D.C.,TN, for a total distance of 65.67 feet to an ½" iron rod found;

thence with Lain northerly property line, S 76°05'55" W, a distance of 201.07 feet to a 5/8" iron rod found; thence with Lain westerly property line, S 13°49'50" E, a distance of 198.30 feet to an iron rod set with a Dale and Associates cap at the old property line of parcel 10 & 236;

thence continuing with Lain westerly property line, S 13°49'50" E, passing near an axel found in a fence line at 431.64 feet, being the northwest corner of Ronald and Deborah L. Waller of record in Instrument Number 20170918-0095420, R.O.D.C.,TN, for a total distance of 732.82 feet to an iron rod found as set by Delle Land Surveying, said rod being the north westerly corner of Lot 2 of the Final Plat of 7201 Whites Creek Pike, of record in Instrument Number 20090904-0083420, R.O.D.C.,TN;

thence with the westerly line of lot 2, S 14°07'51" E, a distance of 311.23 feet to an iron rod found as set by Delle Land Surveying, said rod being along the northerly line of lands conveyed to the Metro Government Park Board, of record in Deed Book 7771, Page 19, R.O.D.C.,TN;

thence along the Park's line and along the line of Annette E. Winters & E. Wayne Winters, of record in Instrument Number 20140602-0047320, R.O.D.C., TN, N 82°47'48"W, a distance of 892.56 feet to a 28" stump with remnant fencing at the south east corner of James Y. Butler and Dollie Butler, of record in Deed Book 4520, Page 476, R.O.D.C., TN;

thence with Butler's easterly line, North 05°37'53" East, a distance of 611.02 feet to a wooden fence post at a break in the southerly line of Mauna & Larry Crabtree, of record in Instrument Number 20090413-0032792, R.O.D.C.,TN;

thence with Crabtree's southerly line, North 76°39'59" East, a distance of 315.50 feet to a ½" crimped iron pipe found;

thence continuing with Crabtree's easterly line, North 11°35'29" West, a distance of 172.04 feet to an iron rod set with a Dale and Associates cap;

thence leaving the line of Crabtree with the property line of parcel 10 & 236, N 80°12'34" E, a distance of 195.45 feet to an iron rod set with a Dale and Associates cap;

thence leaving the property line between parcels 10 & 236, N 09°47'26" W, a distance of 101.10 feet to an iron rod set with a Dale and Associates cap;

Continuing with the new division line thru parcel 236, for the next 3 calls;
thence, N 76°10'10" E, a distance of 33.58 feet to an iron rod set with a Dale and Associates cap;
thence, N 13°49'50" W, a distance of 181.36 feet to an iron rod set with a Dale and Associates cap;
thence, N 30°49'51" E, a distance of 135.34 feet to the point of beginning, having an area of 653459.10 square feet, 15.001 acres of land more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on April 6, 2018 and is based upon previous survey work done under Project Number 17085.

Being part of the same property conveyed to Elston G. Winters and wife, Anita K. Winters from J.L. Reeder by Warranty Deed on March 8, 1956, of record in Book 2496, Page 45, Register's Office for Davidson County, Tennessee, and being a portion of the property conveyed to Elston G. Winters and wife Anita K. Winters by Deed as of record in Book 2496, Page 45, Register's Office for Davidson County, Tennessee. (Elston G. Winters having since died on June 6, 1975). Further conveyed to E. Wayne Winters, Trustee from Anita K. Winters by Quitclaim Deed on January 3, 2002, of record in Instrument Number 20020103-0000817, Register's Office for Davidson County, Tennessee. Further conveyed to E. Wayne Winters, Trustee of the Anita K. Winters Irrevocable Trust Agreement by Quitclaim Deed from E. Wayne Winters, Trustee, of record in Instrument Number _____20180425003828_____, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 which are not due until 10/1/2018.
- Charter of the Meadow Village and Venue, Inc., of record in Instrument Number 20170726-00754448, Register's Office for Davidson County, Tennessee.
- Application for Greenbelt of record in Book 8899, Page 221, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Drainage and/or Sanitary Sewers of record in Book 5260, Page 108, Register's Office for Davidson County, Tennessee.
- Lease by and between E.G. and Anita K. Winters and The United States of America of record in Book 4868, Page 914, Book 9424, Page 431, and Instrument No. 20140520-0043470, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: **6404 Eatons Creek Road, Joelton, TN 37080**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this .

The Anita K. Winters Irrevocable Trust Agreement

E. Wayne Winters
By E. Wayne Winters, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **E. Wayne Winters,** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this

My commission expires 8/15/18

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.