Bill Garrett Davidson County
Batch# 100644 **DEEDWARR**
06/05/2018 11:44:24 AM 6 pgs
Fees: $33.00 Taxes: $37.00

20180605-0053705

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$10,000.00** (Ten Thousand).

AFFIANT

Subscribed to and sworn before me this 10th day of April, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Richard B. Priester and Donna Priester 4881 Clarksville Pike Whites Creek, TN 37189	Same as New Owner	PART OF 04800002000

WARRANTY DEED

FOR AND IN 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/WE, **THEREA A. COX, PERSONAL REPRESENTATIVE FOR THE ESTATE OF DOROTHY ANN BENNETT, THEREA A. COX, UNMARRIED, MARCIA BENNETT, UNMARRIED AND MICHAEL E. MOORE, UNMARRIED** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RICHARD B. PRIESTER AND DONNA PRIESTER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"
LEGAL DESCRIPTION

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4891 CLARKSVILLE PIKE** **WHITES CREEK, TN 37189**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 10th day of April, 2018

The Estate of Dorothy Ann Bennett

By: Therea A. Cox, Personal Representative

Therea A. Cox, Individually

Marcia Bennett

Michael E. Moore

By: Therea Cox, as her Attorney-in-Fact

Therea A.Cox executes this instrument as Attorney-in-Fact on behalf of Marcia Bennett, pursuant to the Power of Attorney recorded in Instrument No. 20180605-0053904, **Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of April, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Therea A. Cox**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Personal Representative of **The Estate of Dorothy Ann Bennett**, and in her capacity as such Personal Representative, acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 10th day of April, 2018.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of April, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Therea A. Cox**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purpose therein contained.

Witness my hand and official seal on this the 10th day of April, 2018.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____

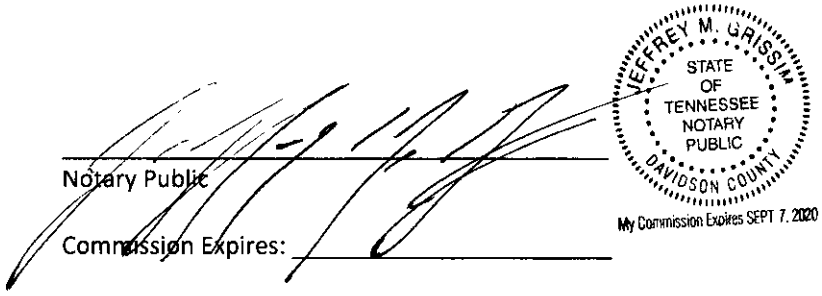
LTSR Number:

GTE File: 2018034879

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of April, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Therea Cox**, as Attorney-In-Fact to me known to be the person who executed the foregoing instrument in behalf of **Marcia Bennett**, and acknowledged that she executed the same as the free act and deed of the said **Marcia Bennett**.

Witness my hand and official seal on this the 10th day of April, 2018.



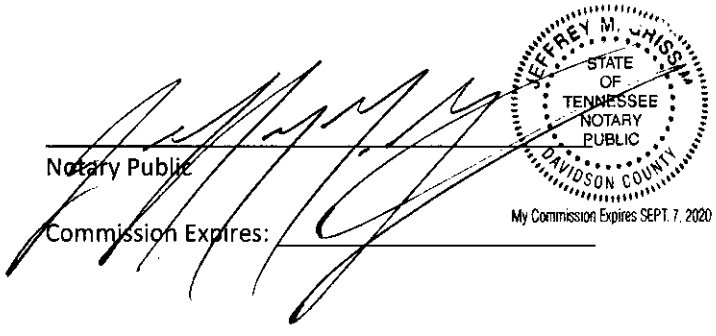
Notary Public

Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of April, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael E. Moore**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purpose therein contained.

Witness my hand and official seal on this the 10th day of April, 2018.



Notary Public

Commission Expires:

EXHIBIT "A"

Land in the 2nd Civil District of Davidson County, Tennessee, formerly the 14th Civil District, and more particularly described according to a survey by Donald R. Carver, Surveyor, July 7, 1978, and as amended by Re-subdivision Plat of Lot 4 of the Dry Fork Creek Subdivision & The Stewart Property by Clint Elliott Survey, Jason Garrett, Surveyor, RLS #2861, dated March 21, 2018 and recorded in Instrument #201805250050185, Register's Office for Davidson County, Tennessee.

Being a parcel of land in the 1st Council District of Nashville, Davidson County, Tennessee, said parcel being a portion of the Dorothy Ann Bennett Property as recorded in Instrument (INST) 20110603004264 8 Register's Office Davidson County, Tennessee (RODCT), said parcel also being a portion of Parcel ID 04800002000, said parcel being generally described as south of and adjacent to Clarksville Pike/State Route 12/US Hwy 41A, north of Dry Fork Road and southeast of Lloyd Road, said parcel being more particularly described as follows:

Beginning at an iron rod new, (a ½" rebar), said pin being South 46°28' East for a distance of 426 feet, more or less, from the centerline intersection of said Clarksville Pike/State Route 12/US Hwy 41A and Lloyd Road, said pin also being on the southern right of way of said Clarksville Pike/State Route 12/US Hwy 41A, said pin also being the northwestern corner of the herein described parcel;

Thence with said southern right of way, South 54°53'59" East for a distance of 39.19 feet to an iron pin old, (a ½" rebar capped Walker), said pin being the northwestern corner of Lot 4 of the Dry Fork Subdivision as recorded in Plat Book 11190, page 23 RODCT, said pin also being the northwestern conrer of the Richard B. Priester property as recorded in INST 200103120023462 RODCT, said pin also being the northeastern corner of the herein described parcel;

Thence leaving said right of way and with the western boundary line of said Lot 4, South 35°00'00" West passing a witness pin found, (a ½" rebar) at 187.1 feet for a total distance of 212.00 feet to a point, said point being the southwestern corner of said Lot 4, said point also being the northwestern corner of Lot 1, said point also being the southeastern corner of the herein described parcel;

Thence leaving said point on a new severance line the following two (2) calls, North 54°54'00" West for a distance of 39.53 feet to a point, said point being the southwestern corner of the herein described parcel;

Thence North 35°05'23" East passing a witness pin new, (a ½" rebar), at 36.9 feet for a total distance of 212.00 feet to the point of beginning, said parcel containing 8,344 Square Feet or 0.192 Acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants and conveyances of record and not of record.

Being a portion of the same property conveyed to J. Michael Engle and Dorothy Ann Bennett by deed from John D. Campbell, Doris C. Horner, Edna L. Roberson and Hester C. Meadows of record in Book 5340, Page 904, Register's Office for Davidson County, Tennessee, dated August 28, 2011 and recorded June 3, 2011; and further conveyed to Dorothy Ann Bennett by deed from J. Michael Engle of record in Instrument 20110603-0042648, Register's Office for Davidson County, Tennessee, dated August 26, 2009 and recorded June 3, 2011. The said Dorothy Ann Bennett having since died intestate on August 5, 2015. Therea Cox was appointed Administratrix of The Estate of Dorothy Ann Bennett as evidenced by Probate Docket No. 76824-2, Chancery Court of Knox County, Tennessee. Subject property was devised to Therea Cox, Michael Moore and Marcia Bennett being the only heirs-at-law of Dorothy Ann Bennett as evidenced by Affidavit of Heirship recorded herewith in Instrument No. 20170411-0035247, Register's Office for Davidson County, Tennessee.

LESS AND EXCLUDING from the above description and this conveyance is the following described tract of land to-wit:

TRACT 1: Beginning at a point in the southerly margin of Clarksville Highway at a common corner with E. E. Horner; thence following the southerly margin of said Highway, S. 54 deg. 54 min. E. 257 feet, the same being a common corner with the E. R. Roberson property as of record in Book 3279, Page 151, Register's Office for Davidson County, Tennessee; thence S 35 deg. W 449.60 feet to a point in the center of Dry Creek Road; thence N 67 deg. 25 min. 55 seconds W 100.6 feet to a point and a common corner with E. E. Horner property; thence N. 16 deg. 28 min. 04 seconds E 500.66 feet to the point of beginning, containing 1.97 acres, more or less.

Being a portion of the same property conveyed to J. Michael Engle and Dorothy Ann Bennett by deed from John D. Campbell, Doris C. Horner, Edna L. Roberson and Hester C. Meadows of record in Book 5340, Page 904, Register's Office for Davidson County, Tennessee, dated August 28, 2011 and recorded June 3, 2011; and further conveyed to Dorothy Ann Bennett by deed from J. Michael Engle of record in Instrument 20110603-0042648, Register's Office for Davidson County, Tennessee, dated August 26, 2009 and recorded June 3, 2011. The said Dorothy Ann Bennett having since died intestate on August 5, 2015. Therea Cox was appointed Administratrix of The Estate of Dorothy Ann Bennett as evidenced by Probate Docket No. 76824-2, Chancery Court of Knox County, Tennessee. Subject property was devised to Therea Cox, Michael Moore and Marcia Bennett being the only heirs-at-law of Dorothy Ann Bennett as evidenced by Affidavit of Heirship recorded herewith in Instrument No. 20170411-0035247, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael G. Stewart and wife, Ruth Carr Stewart, by deed from Theresa Cox, Executrix of the Estate of Dorothy Ann Bennett, of record in Instrument No. 20170411-0035249, in said Register's Office for Davidson County, Tennessee.

Being also known as 4891 Clarksville Pike, Whites Creek, Tennessee 37189.

SURVEYOR'S NOTES

1. The purpose of this plat is to shift a lot line
2. Bearings and Coordinates & Elevations shown are based on Tennessee State Plane, NAD83 (NAVD88), U.S. Survey Foot.
3. The recording of this subdivision voids, vacates and supercedes the recording of lot 4 on the Final Plat of Dry Fork Creek Subdivision Clarksville Pike as of record in Book 11190, Page 23, Register's Office for Davidson County, Tennessee.
4. A portion if this property is located in areas designated as "Zone X" (areas determined to be outside the 0.2% annual chance floodplain) and "Zone AE" (BFE determined) as noted on the current FEMA Firm Community Panel #47037C0114H, effective on 04-05-2017.
5. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
6. A Title Report was not provided for the preparation of this survey. Therefore this survey is subject to the findings of an accurate title search.
7. Property is Currently Zoned RS15, building setbacks determined by Metro Zoning Ordinance
8. This Property is located in the 1st Councilmatic District of Davidson County Tennessee
9. Individual water & sanitary sewer service lines are required for each lot
10. Any excavation, fill or any disturbance of existing ground elevation must be done in accordance with stormwater management ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
11. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace and inspect any stormwater facilities within the property.
12. Minor Subdivision.
13. The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to issuance of a building permit
14. The buffer along waterways will be an area where the surface is left in a natural state and is not disturbed by construction activity. This is in accordance with the Storm Water Management Manual Volume 1 Regulations
15. Size driveway culverts per the design criteria set forth by the Metro Storm Water Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP)
16. Minimum front setback for any new construction shall be 65 feet. All other setbacks shall be as per Metro Zoning Code.
17. (*) CRITICAL LOT.

CERT. OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown hereon as evidenced in Instrument No. QC-20110603 0042648 (R.O.D.C.), and that we hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission

Therea Cox, Exutrix — May 2, 2018

Owner: Dorothy Ann Bennett - DECEASED — Date

THEREA COX - EXUTRIX

CERT. OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown hereon as evidenced in Instrument No. 20170411 0035249 (R.O.D.C.), and that we hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission

16 May 18

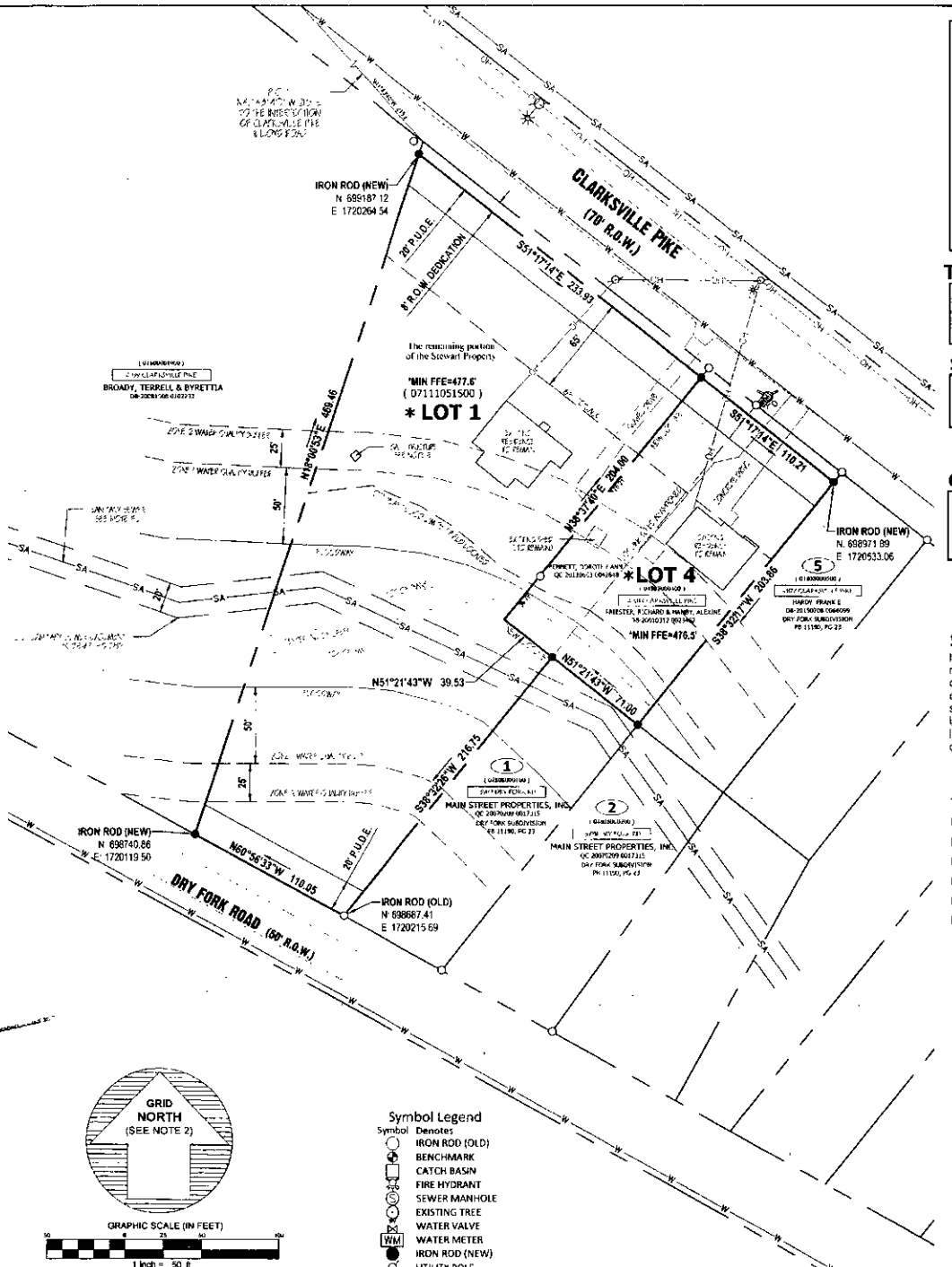
Owner: Michael G. & Ruth Carr Stewart — Date

CERT. OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown hereon as evidenced in Instrument No. 20010312 0023462 (R.O.D.C.), and that we hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission

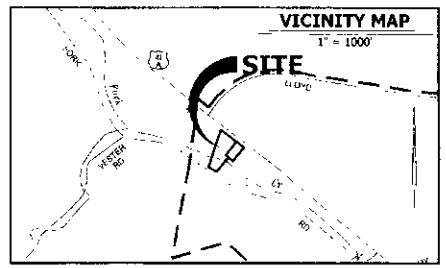
Alexis Hamby 5-2-18

Owner: Richard Priester & Alexine Hamby — Date



Symbol Legend

Symbol	Denotes
○	IRON ROD (OLD)
◉	BENCHMARK
▣	CATCH BASIN
FH	FIRE HYDRANT
S	SEWER MANHOLE
⊙	EXISTING TREE
WV	WATER VALVE
WM	WATER METER
●	IRON ROD (NEW)
○	UTILITY POLE



TOTAL AREA: 97,285 S.F. or 2.233 AC ±

Lot # 1 Area: 74,778 S.F. or 1.717 AC ±
Lot # 4 Area: 22,507 S.F. or 0.516 AC ±

SUBDIVISION # 2017S-263-001

RECORD

Bill Garrett Davidson County
Batch# 96772 PLAT-PLAN
05/25/2018 09:41:30 AM 2 pgs
Fees: $20.00 Taxes: $0.00
20180525-0050195

COMMISSION'S APPROVAL

Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee

Name — 5-24-18 Date

SURVEYOR'S CERTIFICATE

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments have been placed as indicated and that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information, that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

Jason A. Garrett

TN R.L.S. NO. 2861

DATE: 9-22-2017

REV.: 11-29-2017

REV: 1-17-2018

REV 3-13-2018

REV. 3-21-2018

REV.. 4-11-2018

JASON A. GARRETT — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2861 — 4-11-2018

RE-SUBDIVISION OF LOT 4 OF THE DRY FORK CREEK SUBDIVISION & THE STEWART PROPERTY

1st Council District
Nashville, Davidson County, Tennessee 37189

CLINT ELLIOTT SURVEY
1711 Hayes Street
Nashville, TN 37203
clintelliottsurvey.com
(615) 490-3236

KW Sheet 1 of 1

20180525005019S