Bill Garrett Davidson County
Batch# 112867 DEEDWARR
07/05/2018 02:28:50 PM 6 pgs
Fees: $33.00 Taxes: $832.50
20180705-0065259

GENERAL WARRANTY DEED

FROM: Carolyn W. Hall, Co-Trustee, Linda G. Brown, Co-Trustee, and Diane W. Davis, Co-Trustee, Grantors

TO: Cheryl Harris, Trustee, Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Cheryl Harris, Trustee
O'Neil, Hagaman, LLC
3310 West End Avenue, Suite 400
Nashville, Tennessee, 37203

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

New Owner

Map Parcel Numbers:

Tract One: 033-00-0-284.00
Tract Two: 033-00-0-015.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Twenty-Five Thousand and No/100 Dollars ($225,000.00).

Cheryl Harris
Affiant

SUBSCRIBED AND SWORN TO before me, this the 5th day of July, 2018.

Tamela Bryan
Notary Public

My Commission Expires: 11-3-20

TAMELA BRYAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, CAROLYN W. HALL, LINDA G. BROWN and DIANE W. DAVIS, Co-Trustees of The Widick Family Trust, dated April 19, 2001, (collectively, "Grantors"), have bargained and sold, and by these presents do transfer and convey

unto CHERYL HARRIS, Trustee for the 8 Ten Farm Trust ("Grantee"), her successors and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Parcel I of the Property is improved property located at 1214 Campbell Road, and Parcel II is unimproved property containing approximately 8.12 acres on Campbell Road, both parcels being in Goodlettsville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her successors and assigns, against the lawful claims of all persons whosoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 5th day of July, 2018.

Linda G. Brown

LINDA G. BROWN, Co-Trustee of The Widick Family Trust

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Pamela Bryan, a Notary Public of said County and State, LINDA G. BROWN, Co-Trustee of The Widick Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained by signing her name as Co-Trustee.

Witness my hand and seal, at Office in Nashville, Tennessee, this 5th day of July, 2018.

Pamela Bryan

Notary Public

My Commission Expires: 11-3-20

PAMELA BRYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

17881N:180316:1287185:2:NASHVILLE

Carolyn W. Hall by Diane W Davis POA

CAROLYN W. HALL, Co-Trustee of The Widick Family Trust, by DIANE W. DAVIS, Attorney-in-fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamela Bryan, a Notary Public of said County and State, DIANE W. DAVIS, Attorney-in-Fact for CAROLYN W. HALL, Co-Trustee of The Widick Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained by signing her name as attorney-in fact for Carolyn W. Hall.

Witness my hand and seal, at Office in Nashville, Tennessee, this 5th day of July, 2018.

Tamela Bryan
Notary Public

My Commission Expires: 11-3-20

TAMELA BRYAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

Diane W Davis
DIANE W. DAVIS, Co-Trustee of The Widick Family Trust

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamela Bryan, a Notary Public of said County and State, DIANE W. DAVIS, Co-Trustee of The Widick Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained by signing her name as Co-Trustee.

Witness my hand and seal, at Office in Nashville, Tennessee, this 5th day of July, 2018.

Tamela Bryan
Notary Public

My Commission Expires: 11-3-20

TAMELA BRYAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

EXHIBIT A

Property Description

TRACT ONE

Land in Davidson County, TN, being Lot No. 1 on the final plat of The Widick Subdivision of record in Instrument #20001115-0113384, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

TRACT TWO

A tract or parcel of land located in the Tenth District Of Davidson County, Tennessee and described according To a survey by R. L. Montoya-Land Surveying, Inc. TN RLS No. 697 dated June 30, 1992 as follows:

Beginning at a concrete monument in the northerly margin Of Campbell Road, said monument being 370 feet west Of Dickerson Pike and being the southeast corner of this Property; thence, with said margin, North 87 degrees 30 Minutes 00 seconds West, 291.10 feet to a concrete Monument; thence, leaving said margin, North 3 degrees 55 minutes 37 seconds East, 273.13 feet to an iron rod; thence, North 86 degrees 58 minutes 57 seconds West, 267.81 feet to an iron rod, thence, North 5 degrees 34 minutes 27 seconds East, 258.46 feet to an iron rod; thence, North 5 degrees 34 minutes 00 seconds East, 127.01 feet to an iron rod; thence, North 39 degrees 44 minutes 07 seconds West, 165.31 feet to an iron rod; thence, North 49 degrees 27 minutes 44 seconds East, 183.47 feet to an iron rod; thence, North 50 degrees 46 minutes 40 seconds East, 186.95 feet To a new iron rod; thence, North 1 degrees 00 minutes 00 Seconds West, 186.42 feet to a new iron rod; thence, South 80 degrees 15 minutes 00 seconds East 237.80 feet to a new iron rod; thence, with a curve to the left having a delta angle of 15 degrees 05 minutes 14 seconds, and a radius of 325 feet, and a length of 85.58 feet to a new iron rod; thence, South 17 degrees 55 minutes 01 seconds East, 25.00 feet to a concrete monument; thence, South 17 degrees 55 minutes 00 seconds East, 219.89 feet to a concrete monument; thence, South 29 degrees 39 minutes 01 seconds West, 193.63 feet to a concrete ~~monument; thence~~ South 11 degrees 45 minutes 54 seconds East, 214.44 feet to a concrete monument; thence, South 29 degrees 08 minutes 17 seconds East, 247.91 feet to a concrete monument; thence South 1 degree 17 minutes 05 seconds West, 339.70 feet To the point of beginning, containing 9.38 acres more or less.

Less and except land in Davidson County, Tennessee, being Lot No. 1 on the final plat of the Widick Subdivision of record as Instrument No. 20001115-00113384, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THE WIDICK FAMILY TRUST by deeds of record in Book 8710, page 781, as Instrument No. 20050525-0059084, Instrument No. 20051027-0129753, Instrument No. 20051212-148801, and as Instrument No. 20070813-0096470, said Register's Office.

EXHIBIT B

Encumbrances

1. Davidson County Taxes for 2018 constitute a lien, but are not yet due and payable.

2. Matters shown on plan of record as Instrument No. 2001115-0113384, Register's Office, Davidson County, Tennessee.