Bill Garrett Davidson County
Batch# 122684 DEEDWARR
07/31/2018 01:20:10 PM 2 pgs
Fees: $13.00 Taxes: $1,232.10
20180731-0074659

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

R 2/2 to:

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
William Francis Snyder
Neal Ferguson Doherty
0 Old Charlotte Pike
Nashville, TN 37209

SEND TAX BILL TO: New Owner
2610 Westwood Dr.
Nashville, TN 37204

MAP/PARCEL 114-00-0-033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James William Shaw, Jr. a single man, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **William Francis Snyder and Neal Ferguson Doherty, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 8th Civil District, formerly the 12th Civil District, of Davidson County, Tennessee, being the westerly part of Lot No. 3 on the Plan of the Elijah Robertson Lands, as of record in Plan Book 1, Page 48, Chancery Court at Nashville, and certain lands adjacent thereto lying South thereof, described together according to a survey made by John M. Sullivan, Civil Engineer, December 6, 1960, as follows:

Beginning at a point in the center of the Old Charlotte Pike at the common corner of Lots Nos. 3 and 5 on said Plan; thence with the line between said Lots Nos. 3 and 5 along a fence and Paul Richardson, Jr's, easterly line South 1 deg 30' West 639.5 feet to a point; thence with the same southerly 1,126 feet to the common corner of Lots Nos. 3, 5 and 4 on said Plan; thence with the line between said Lots Nos. 3 and 4 South 40 deg. 48' East 316.7 feet; thence with a fence as follows: South 87 deg. 04' East 157 feet, South 81 deg. 43' East 97 feet, more or less, North 87 deg. 18' East 97.2 feet, North 61 deg. 34' East 98.7 feet, North 71 deg. 30' East 97.9 feet, North 63 deg. 45' East 91.6 feet and North 66 deg. 54' East 104.2 feet to a point; North 24 deg. 05' East 496.6 feet, North 45 deg. 54' East 137.3 feet, North 44 deg. 53' East 96.7 feet, North 60 deg. 14' East 142.3 feet, North 36 deg. 26' East 98.6 feet, North 29 deg. 30' East 394.8 feet, North 19 deg. 46' East 99.6 feet, North 12 deg. 06' East 286.8 feet and North 2 deg. 58' East 605.3 feet to the center of said Pike; thence with the center of said Pike as follows: South 85 deg. 03' West 585 feet, South 82 deg. 46' West 400 feet, South 82 deg. 21' West 400 feet and south 79 deg. 56' West 400 feet to the beginning, containing 69 1/2 acres, more or less.

Being the same property conveyed to Mrs. Hazel Jordan Derryberry for life and after her death to Julian P. Jordan, Jr., for life and after his death to Mrs. Mary Margaret Shaw by deed dated September 6, 1961, of record in Book 3279, page 541. The said Julian Patterson Jordan (also known as Julian P. Jordan, Jr.) having since died on or about May 12, 1975. The said Hazel Pauline Jordan Derryberry (also known as Hazel Jordan Derryberry and Hazel P. Derryberry) having since died on or about August 24, 2012. The Will of Hazel Jordan Derryberry devised said property to Mary Margarette Jordan- Docket No. 13P 247, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The said Mary Margarette Jordan having since died on or about July 22, 2015. The Last Will and Testament of Mary Margarette Jordan (formerly known as Mary Margarette Shaw) devised her share of said property to James William Shaw, Jr- Docket No. 15P-1244, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to James William Shaw, Jr. by Quitclaim deed from James William Shaw, Jr., as Executor of the Estate of Mary Margarette Jordan of record in Instrument No. 20160329-0029467 Register's Office for Davidson County, Tennessee, dated March 23, 2016 and recorded on March 29, 2016.

This is unimproved property known as: **0 Old Charlotte Pike (69.50 acres, more or less),**

Nashville, Tennessee 37209.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

Possession to be given 30 day of July, 2018.

WITNESS MY HAND on this the 27 day of July, 2018

[redacted]

James William Shaw, Jr.

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~Davidson~~ Mecklenburg

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James William Shaw, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27 day of July, 2018.

NOTARY PUBLIC

NIMESH R. PATEL NOTARY PUBLIC MECKLENBURG COUNTY, N.C.

My Commission Expires: 11/7/19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $333,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of July, 2018.

NOTARY PUBLIC

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

My Commission Expires: 9.13.2021

File No: 180397