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WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 146500 **DEEDWARR**
09/28/2018 02:31:19 PM 2 pgs
Fees: $13.00 Taxes: $4,206.90

20180928-0096501

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2018.

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: 5/3/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rolanda Lister and Goly Standifer	Pinnacle Bank	00800023000
(NAME)	(NAME)	
7622 Bidwell Road	P.O. Box 702726	00800023100
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Dallas, TX 75370	00800012600
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Deborah D. Richardson and Gregory F. Richardson, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rolanda Lister and Goly Standifer, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 2nd, formerly the 14th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at a point in the center line of Baxter Road at the Northeasterly corner of the property conveyed to David L. Howell of record in Book 5803, Page 959, Register's Office for Davidson County, Tennessee, said point also being the Northwesterly corner of the herein described tract; thence with the center line of said Baxter Road S 86 degrees 08 minutes East 299.4 feet to the Northwesterly corner of the property conveyed to Jimmy w. Sloan of record in Book 5528, Page 55, Register's Office for Davidson County, Tennessee; thence with Sloan's line the following calls: S 2 degrees 40 minutes west 246.5 feet, N 86 degrees 08 minutes West 20 feet, S 2 degrees 40 minutes west 75 feet, S 86 degrees 08 minutes East 20 feet, S 2 degrees 40 minutes West 219.5 feet and S 86 degrees 08 minutes East 250.0 feet to a point; thence S 2 degrees 40 minutes west 1,283.0 feet to an iron stake by a fence post; thence S 3 degrees 59 minutes West 1,036.5 feet to an iron stake in the Northerly line of the property conveyed to Truman E. Durham of record in Book 4342, Page 983, Register's Office for Davidson County, Tennessee; thence with Durham's line S 65 degrees 44 minutes west 331.2 feet; thence S 83 degrees 10 minutes West 440.3 feet to an iron stake; thence N 2 degrees 46 minutes East 1,065.4 feet to an iron stake; thence N 87 degrees 14 minutes west 220.0 feet to an iron stake; thence N 2 degrees 46 minutes East 150.0 feet to an iron stake; thence N 47 degrees 46 minutes East 311 feet to an iron stake; thence N 2 degrees 46 minutes East 273.8 feet to a point; thence N 87 degrees 14 minutes west 715 feet to a point in the margin of Bidwell or Fitzgerald Road; thence with the margin of said Road N 6 degrees 16 minutes East 50 feet; thence S 87 degrees 14 minutes East 713 feet to a point; thence N 2 degrees 46 minutes East 231.01 feet; thence S 86 degrees 08 minutes East 200.0 feet to the southeasterly corner of the property conveyed to David L. Howell of record in Book 5803, Page 972, Register's Office for Davidson County, Tennessee; thence N 2 degrees 46 minutes East 1,089.09 feet to the point of BEGINNING.

Included in the above legal description but expressly excluded from the conveyance herein is that 5.0 acre Tract more or less conveyed by Instrument No. 20020816-0099577 described as follows:

BEING THE MOST NORTHERN PORTION OF A TRACI OF LAND LYING IN JOELTON, DAVIDSON COUNTY, TENNESSEE, THE SAID TRACT BEING SITUATED IN THE 1ST COUNCILMANIC DISTRICT OF THE SAID COUNTY, THE SAID TRACT NOTED AS BEING PARCEL 126 ON TAX MAP 8, AS OF RECORD IN BOOK 20010309, PAGE 0022894, REGISTER'S OFFICE., DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT IN THE CENTERLINE OF BAXTER ROAD, THE SAID POINT BEING THE NORTHEAST CORNER OF THE EDWARD E. SADECKAS, ETUX PROPERTY, AS OF RECORD IN BOOK 6693, PAGE 197, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THENCE, WITH THE CENTERLINE OF THE SAID ROAD, SOUTH 85 DEG 59 MIN 33 SEC EAST, 300.17 FEET TO A POINT, THE SAID POINT BEING THE NORTHWEST CORNER OF THE TONY BROCK AND CHERL D. BROCK PROPERTY, AS OF RECORD IN BOOK 9195, PAGE 396, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THENCE, WITH THE SAID BROCK PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES: THENCE SOUTH 01 DEG 39 MIN 02 SEC WEST, PASSING A WITNESS PIN OLD AT A DISTANCE OF 2537 FEET, FOR A TOTAL

DEG 39 MIN 02 SEC WEST, PASSING A WITNESS PIN OLD AT A DISTANCE OF 2537 FEET, FOR A TOTAL DISTANCE OF 259.54 FEET TO AN IRON PIN OLD; THENCE, NORTH 86 DEG 52 MIN 46 SEC WEST, 20.00 FEET TO AN IRON PIN NEW; THENCE, SOUTH 01 DEG 55 MIN 14 SEC WEST, 75.00 FEET TO AN IRON PIN NEW; THENCE, SOUTH 86 DEG 52 MIN 46 SEC EAST, 20.00 FEET TO AN IRON PI OLD; THENCE, SOUTH 03 DEG 55 MIN 50 SEC WEST, PASSING AN IRON PIN OLD AT A DISTANCE OF 219.49 FEET, THE SAID PIN BEING THE SOUTHWEST CORNER OF THE SAID BROCK PROPERTY AND CONTINUING WITH A SEVERANCE LINE FOR A TOTAL DISTANCE OF 386.71 FEET TO AN IRON PIN NEW;

THENCE, CONTINUING WITH THE SAID SEVERANCE LINE, NORTH 87 DEG 14 MIN 00 SEC WEST, 298.41 FEET TO AN IRON PIN NEW, THE SAID PIN BEING IN THE EASTERLY LINE OF THE SAID SADECKAS PROPERTY;

THENCE, WITH THE SAID SADECKAS PROPERTY, NORTH 02 DEG 46 MIN 00 SEC EAST, PASSING A WITNESS PIN OLD AT A DISTANCE OF 702.55, FOR A TOTAL DISTANCE OF 727.61 FEET TO THE POINT OF BEGINNING.

CONTAINING: 217,822 SQUARE FEET OR 5.000 ACRES, MORE OR LESS

FOR INFORMATION PURPOSES ONLY:

PURSUANT TO THE RECORDS OF THE METROPOLITAN ASSESSORS OFFICE THE PROPERTY HEREIN CONVEYED CONSISTS OF 3 SEPARATE TAXABLE TRACTS AS FOLLOWS: MAP/PARCEL 00800023000 - 10.0 ACRES, MORE OR LESS. MAP/PARCEL 00800023100 - 12.91 ACRES, MORE OR LESS. MAP/PARCEL 00800012600 - 16.94 ACRES, MORE OR LESS.

Being the same property conveyed to Gregory F. Richardson by deed dated March 6, 2001 from Laura Frances Harper, unmarried of record Instrument No. 20010309-0022894, Register's Office for Davidson County, Tennessee and being the same property conveyed to Deborah D. Richardson and Gregory F. Richardson, wife and husband by deed from Gregory F. Richardson dated January 8, 2004 of record in Instrument No. 20040115-0006369, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7622 Bidwell Road, Joelton, TN 37080

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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/our hands this **28th** day of **September, 2018.**

Deborah D. Richardson

Gregory F. Richardson

State of Tennessee
County of Davidson

On this 28th day of September, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Deborah D. Richardson and Gregory F. Richardson, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 28th day of September, 2018.

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 18-Lister