Karen Y Johnson Davidson County
Batch# 148602 DEEDWARR
10/03/2018 01:32:54 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00

20181003-0098259

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

June Rowell
Affiant

Subscribed and sworn to me this 1st day of October, 2018.

April N. Bradley
NOTARY PUBLIC

My Commission Expires: 9.13.2021

APRIL N. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (RWP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31811

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William T. Caverly and Angelina M. Caverly 30109 Fox Grove Road Farmington Hills, MI 48334-2040	PNC Bank, NA P.O. Box 8800 Dayton, OH 45482-0340	156-00-0-094.00 (TRACT I) 156-00-0-046.00 (TRACT II)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Summer Danielle Neely, Executrix of the Estate of Patricia Ann Neely, deceased**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **William T. Caverly, husband, and Angelina M. Caverly, wife**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I:

ALL THAT TRACT OR PARCEL OF LAND located in the 9th Civil District of Davidson County, Tennessee, on Highway 100, and being more particularly described as follows according to a survey and legal prepared by Phillip E. Holmes, Jr., Surveyor, RLS N. 1728, Volunteer Land Surveying Services, 1004 Grandview Drive, Nashville, Tennessee;

Beginning at the northwesterly corner of Lot 1 on the plan of Frazier Bend, as of record in plat book 5060, page 133: Thence North 53 degrees 45 minutes 00 seconds East 156.00 feet to a point; Thence South 43 degrees 45 minutes 00 seconds East 70.44 feet to an iron pin; Thence South 43 degrees 45 minutes 00 seconds East 209.56 feet to a point; Thence South 53 degrees 45 minutes 00 seconds West 156.00 feet to a point; Thence North 43 degrees 45 minutes 00 seconds East 280.00 feet to the point of beginning containing 0.99 acres.

Being the same property conveyed to Jasper M. Neely and Patricia Ann Neely by Warranty deed from Joe V. Dobbs and Buena M. Dobbs, his wife of record in Book 5272, page 696, Register's Office for Davidson County, Tennessee, dated April 12, 1978 and recorded on April 13, 1978. The said Jasper M. Neely died on January 30, 2015 leaving Patricia Ann Neely as tenant by the entirety. The said Patricia Ann

Neely has since deceased on or about February 16, 2018. Her estate having been probated of record in Docket No. 18P-347, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

TRACT II:

ALL THAT TRACT OR PARCEL OF LAND located in the 9th Civil District of Davidson County, Tennessee, on Highway 100, and being more particularly described as follows according to a survey and legal prepared by Phillip E. Holmes, Jr., Surveyor, RLS N. 1728, Volunteer Land Surveying Services, 1004 Grandview Drive, Nashville, Tennessee;

Beginning at the northeasterly corner of the Karen Mayberry property, as of record in Instrument #20030910-0132340 and the northwesterly corner of the site in the southerly margin of Highway 100; Thence North 53 degrees 45 minutes 00 seconds East 98.97 feet to an iron pin; Thence South 43 degrees 45 minutes 00 seconds East 280.00 feet to a point; Thence North 53 degrees 45 minutes 00 seconds East 156.00 feet to a point; Thence South 43 degrees 45 minutes 00 seconds East 135.44 feet to a point in the Harpeth River; Thence South 55 degrees 18 minutes 22 seconds West 366.65 feet to a point; Thence North 28 degrees 08 minutes 04 seconds West 340.36 feet to the point of beginning containing 1.9 acres.

Being a portion of the same property conveyed to W. P. Frazier and wife, Etha Frazier, by Warranty Deed from Heirs At Law of J. W. Jordan, deceased of record on November 16, 1937, in Book 1031, page 611, Register's Office for Davidson County, Tennessee. The said W. P. Frazier died on April 19, 1971 leaving Etha Frazier a tenant by the entirety. The said Etha Frazier aka Etha T. Frazier and a/k/a Etha Jordan Frazier died on July 24, 1982, leaving the property vested in her sole heirs, Elvana Frazier Russell and Patricia Frazier Neely, pursuant to Affidavit of Heirship for Etha Jordan Frazier, by Sandra Neely dated August 1, 2018, of record as Instrument No. 20181003-0098257, and Affidavit of Heirship for Etha Jordan Frazier, by Helen Neely Toney dated August 1, 2018, of record as Instrument No. 20181003-0098258, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Patricia Frazier Neely by Warranty Deed from Elvana Frazier Russell of record on November 28, 1983 in Book 6182, page 183, Register's Office for Davidson County, Tennessee. The said Patricia Frazier Neely aka Patricia Ann Neely, has since deceased on or about February 16, 2018. Her estate having been probated of record in Docket No. 18P-347, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 property taxes which have been paid by the Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Plat Book 5060, Page 133, Register's Office for Davidson County, Tennessee. (as to Tract I)
3. All matters on a survey by Phillip E. Holmes, Jr., Surveyor, RLS N. 1728, dated August 14, 2018.
4. Deed of Conveyance to the State of Tennessee for the use and benefit of the Department of Conservation of record in Book 5143, Page 915, in the Register's Office for Davidson County, Tennessee. (as to Tracts I & II)
5. Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20010803-0083222, in the Register's Office for Davidson County, Tennessee. (as to Tract I)
6. Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20010803-0083224, in the Register's Office for Davidson County, Tennessee.
7. Water (Riparian Rights) - (a) the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Harpeth River without diminution or pollution and the consequence of any past or future change in the location of Harpeth River; (b) riparian rights incident to premises; (c) rights of upper and lower riparian owners in and to the waters of Harpeth River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution; (d) any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.
8. The flow of any creeks, streams, or branches across subject property.
9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7815 Highway 100 (Tract I) & 7825 Highway 100 (Tra, Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 1 day of October, 2018.

Estate of Patricia Ann Neely, deceased

BY: Summer Neely

Summer Danielle Neeley, Executrix

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, Summer Danielle Neely, Executrix of the Estate of Patricia Ann Neely, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who acknowledged that she executed the within instrument in her capacity as Executrix of the Estate of Patricia Ann Neely, deceased, for the purposes therein contained.

Witness my hand and official seal this 31 day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 3-3-20

