THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180917869

Karen Y Johnson Davidson County
Batch# 150113 **DEEDWARR**
10/09/2018 11:21:53 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50

20181009-0099999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $755,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of October, 2018.

Notary Public
My Commission Expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathan Somerville 8651 McCrory Lane Nashville TN 37221	New Owner	Tax Parcel ID No. 155-00-0-025.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Holly Settle and Bailey Settle, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan Somerville and Angela Somerville, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a preliminary plan subdivision of the Robert E. Harwell property by Parrish Ragan, Inc., No. 69726 dated March 25, 1970, as follows: Beginning at the point of intersection of the northwesterly margin of Lewis Road and the westerly margin of McCrory Lane; thence with said margin of Lewis Road Southwestwardly 290 feet, more or less, to a point; thence with said margin and a right angle southeastwardly 15 feet, more or less to a point; thence continuing with said margin southwestwardly 1045 feet, more or less, to a point, said point being the point of intersection of an existing fence line extended southeastwardly and the said margin of Lewis Road; thence north 67Â° west 1240 feet, more or less, to a stake in a fence; thence northwardly 90 feet, more or less, to the southwest corner of the Gene Southwood property; thence eastwardly with the southerly boundary of the said Southwood property 1360 feet, more or less, to a stake, the southeast corner of the said Southwood property; thence north 4Â° east 1485 feet, more or less, to a point in Poplar Creek Road; thence south 87Â° east 550 feet, more or less, to a point in the westerly margin of McCrory Lane, thence with said right of way southwardly and a curve to the right 160 feet, more or less, to a point; thence with said margin and a right angle northeastwardly 15 feet, more or less, to a point; thence continuing with said right of way southwardly and a curve to the right 355 feet, more or less, to a point; thence with said margin and a right angle southeastwardly 15 feet, more or less, to a point; thence with said margin southwardly and with a curve to the left 490 feet to the point of beginning, containing 31.4 acres, more or less.

EXCLUSION NO. ONE:

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the tract or parcel of land conveyed to Margie R. Rice by Warranty Deed from Albert L. Schrader and wife, Lois H. Schrader, dated October 13, 1972, of record in Book 4646, page 843, Register' s Office for Davidson County, Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to survey dated January 11, 1972, by Leon Stanford Company as follows:

Beginning at a point, an iron pin on the westerly margin of McCrory Lane 360 feet, more or less, northwardly from the point of intersection of the northwesterly margin of Lewis Road and the westerly margin of McCrory Lane, thence north 86Â° 25' west 713 feet, more or less, to an iron pin; thence north 4Â° east 645 feet, more or less, to a point, an iron pin in Poplar Creek Road; thence south 87Â° east 550 feet, more or less, to an iron pin in the westerly margin of McCrory Lane, thence with said right of way southwardly and a curve to the right 160 feet, more or less, to a point; thence with said margin and a right angle southeastwardly 15 feet, more or less, to a point; thence continuing with said right of way southwardly and a curve to the right 355 feet, more or less, to a point; thence with said margin and a right angle southeastwardly 15 feet, more or less, to a point; thence with said margin southwardly 130 feet, more or less, to the point of beginning, containing 10.5 acres, more or less.

EXCLUSION NO. TWO:

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the tract or parcel of land conveyed to William R. Pettersen and wife, Ruth S. Pettersen, by Warranty Deed from Albert L. Schrader and wife, Lois H. Schrader, dated October 13, 1972, of record in Book 4646, page 847, Register' s Office for Davidson County, Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to survey dated January 11, 1972, by Leon Stanford Company as follows:

Beginning at an iron pin in the northwesterly margin of Lewis Road located 760 feet more or less Southwestwardly from the point of intersection of the Northwesterly margin of Lewis Road and the Westerly margin of McCrory Lane; thence with said margin of Lewis Road Southwestwardly 575 feet more or less, to an iron pin, said pin being at the point of intersection of an existing fence line extended Southeastwardly and the said margin of Lewis Road; thence North 67Â° West 1240 feet, more or less, to an iron pin in a fence; thence northwardly 90 feet, more or less, to the Southwest corner of the Gene Southwood property; thence Eastwardly with the Southerly boundary of the said Southwood property 1260 feet, more or less, to an iron pin, located West 100 feet, more or less from the Southeast corner of the said Southwood property; thence South 64Â° 35' East 333.9 feet, more or less, to an iron pin at the point of beginning, containing 10.5 acres, more or less.

Being the same property conveyed to DEBORAH W. THOMPSON, TRUSTEE OF THE DEBORAH W. THOMPSON REVOCABLE LIVING TRUST U/A/D OCTOBER 24, 2008, by deed from LOIS H. SCHRADER A/K/A LOIS E. SCHRADER, of record in Instrument No. 20170905-0090600, dated August 30, 2017, said Register's Office.

DEBORAH W. THOMPSON, TRUSTEE OF THE DEBORAH W. THOMPSON REVOCABLE LIVING TRUST U/A/D OCTOBER 24, 2008 conveyed her interest to HOLLY SETTLE and BAILEY SETTLE, wife and husband, by quitclaim deed of record as Instrument No. 20170905-0090601, dated August 30, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 155-00-0-025.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

No insurance is afforded as to the acreage or square footage contained in the insured property.

Electrical Permit of record in Book 4759, page 116, said Register's Office.

This is improved property located at 8651 McCrory Lane Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of October, 2018.

Holly Settle

Bailey Settle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Holly Settle and Bailey Settle, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022