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Karen Y Johnson Davidson County
Batch# 156103 DEEDWARR
11/02/2018 10:07:49 AM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20181102-0108738

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00.

Kally Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kally Carter 9422 New HWY 96W and 16.817 Ac HWY 96W Franklin, TN 37064	NEW OWNER	178-00-0-185.00 & and 178-00-0-059

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Laura Williams, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kally Carter, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson and Williamson County, TENNESSEE, described as follows, to-wit:

Parcel ID: 178-00-0-059

Being a tract of land lying in Davidson County, Tennessee and partially in Williamson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the northerly right of way line of Highway 96, width varies and a corner common with Joseph McPherson, as of record in Deed Book 5156, page 217, Register's Office for Williamson County, Tennessee;

Thence leaving the northerly right of way line of Highway 96, with the easterly property line of Joseph McPherson, North 32° min 33 sec East, 368.46 feet to an existing iron rod at a corner common with Stephen A. Pawlow, as of record in Deed Book 730 I, page 526, at the Register's Office for Davidson County, Tennessee.

Thence with the easterly property line of Stephen A. Pawlow, North 03° 52 min 24 sec East, 1311.88 feet to an iron rod.

Thence with a severance line through the property of Dan Leonard, Jr. as of record in Instrument# 200108220090616, at Register's Office for Davidson County, Tennessee, South 83° 45 min 49 sec East, 394.81 feet to an iron rod set; Thence South 15° 59 min 36 sec West, 450.00 feet to an iron rod set; Thence North 86° 07 min 36 sec West, 250.00 feet to an iron rod set; Thence South 03° 52 min 24 sec West; 868.60 feet to an iron rod set; Thence South 32° 42 min 33 sec West, 380.68 feet to an iron rod set on the northerly right-of-way line of said Highway 96;

Thence with the northerly right-of-way line of Highway 96 North 58° 01 min 04 sec West 50.00 feet to the point of beginning, containing 217,800 square feet (5.000 acres more or less);

AND

Parcel ID: 178-00-0-185

Being a tract of land lying in Davidson County, Tennessee and partially in Williamson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod on the northerly right-of-way line of Highway 96, width varies and a corner common with Dan Properties LP., as of record in Deed Book 2021, Page 809, at the Register's Office for Williamson County, Tennessee;

Thence with the northerly right-of-way line of Highway 96, North 58 deg 01 min 04 sec West. 150.42 feet to an iron rod set;

Thence leaving the northerly right-of-way line of Highway 96, with a severance line through the property of Dan Leonard JR., as of record in Instrument #20010822- 0090616, at the Register's Office for Davidson County,Tennessee,

North 32 deg 42 min 33 sec East, 380.68 feet to an iron rod set;

Thence North 03 deg 52 min 24 sec East, 868.60 feet to an iron rod set; Thence South 86 deg 07 min 36 sec East, 250.00 feet to an iron rod set; Thence North 15 deg 59 min 36 sec East, 450.00 feet to an iron rod set;

Thence North 83 deg 46 min 49 sec West. 394.81 feet to an iron rod set on the easterly property line of Stephen A. Pawlow, as of record in Deed Book 7301, Page 526, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Stephen A. Pawlow North 03 deg 52 min 24 sec East, 635.85 feet to an existing iron rod on the southerly property line of Katherine S. Sharp, as of record in Deed Book 6828,Page 845, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Katherine S. Sharp South 78 deg 17 min 39 sec East, 558.16 feet to an existing iron rod at a corner common with Dan Properties L. P., as of record in Instrument #20000821-0082310,at the Register's Office for Davidson County, Tennessee, South 15 deg 59 min 36 sec West, 1783.68 feet to an existing iron rod;

Thence South 31 deg 31 min 50 West, 599.86 feet to the point of beginning, containing 732,555 square feet (16.817 acres more or less).

Being the same property conveyed to Laura Williams by Warranty Deed dated 07/25/2014 from Daniel M. Leonard, Jr. and Leslie R. Leonard of record in Instrument 201407290067410, Register's Office for Davidson County, Tennessee. (Davidson County-Parcel ID 178-00-0-059)

AND

Being the same property conveyed to Laura Williams by Warranty Deed dated 10/05/2017 from Traceland Farm Limited Partnership fka Dan Properties, LP of record in Book 7201, Page 644, Register's Office for Williamson County, Tennessee. (Williamson County)

AND

Being the same property conveyed to Laura Williams by Warranty Deed dated 10/05/2017 from Traceland Farm Limited Partnership fka Dan Properties, LP of record in Instrument 201710130105257, Register's Office for Williamson County, Tennessee. (Davidson County-Parcel ID 178-00-0-185)

Spouse of Grantor joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 9422 New HWY 96W and 16.817 Ac HWY 96W, Franklin, TN 37064

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 hand(s) this the 31st day of October, 2018.

Laura Williams

Philip M. Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Laura Williams and Philip M. Walker personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Notary Public

My Commission Expires: 6/22/20

(SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County