Karen Y Johnson Davidson County
Batch# 182057 DEEDWARR
01/09/2019 10:47:35 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20190109-0002331

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Raymond A. Farmer and Mildred C. Farmer

TO: Timothy D. Wayman Sr., Sheila Wayman,
Timothy D. Wayman, Jr. & Sydnhya Wayman
4205 Libble Rd
Nashville, TN 37218

MAP & PARCEL:
055-00-0-075.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, we, Raymond A. Farmer, and wife, Mildred C. Farmer, Grantors herein; have bargained and sold and by these presents do convey unto Timothy D. Wayman, Sr., and wife, Sheila Wayman, and Timothy D. Wayman, Jr., and wife, Sydnhya J. Wayman, with right of survivorship, Grantees herein, their heirs, successors and assigns, the following described property:

A certain tract or parcel of land in Davidson County, First Civil District, State of Tennessee, described as follows:

Beginning at a nail and cap in the center of a box culvert in the center of Libble Road, said point being the southwesterly corner of the herein described tract, thence North 13 deg. 45 min. 41 sec. West 199.32 feet to a set iron pin; thence North 33 deg. 06 min. 15 sec. West 1572.73 feet to a stone; thence North 51 deg. 44 min. 41 sec. East 276.94 feet to a set iron pin; thence North 79 deg. 29 min. 43 sec. East 259.40 feet to a set iron pin; thence North 43 deg. 26 min. 49 sec. East 66.09 feet to a set iron pin; thence South 58 deg. 53 min. 24 sec. East 308.80 feet to a point in the proposed right-of-way of Highway 12; thence with said right-of-way South 25 deg. 13 min. 37 sec. East 835.89 feet to a set iron pin; thence South 63 deg. 11 min. 47 sec. East 300.00 feet to a set iron pin; thence South 16 deg. 27 min. 59 sec. West 801.29 feet to a set iron spike in the center of Libble Road; thence said center line of Libble Road North 63 deg. 11 min. 18 sec. West 115.97 feet to a point; thence North 68 deg. 22 min. 33 sec.West 48.73 feet to a point; thence with a curve to the left (I=48 deg. 44 min. 41 sec., R=119.97) 102.07 feet to a point; thence South 62 deg. 14 min. 28 sec. West 29.59 feet to the point of beginning, containing 26.373 acres, more or less, according to survey of Tommy E. Walker and Associates, R.L.S. 1465, dated July 9, 1993.

INCLUDED in the above described property but EXPRESSLY EXCLUDED herefrom are the following out conveyances: 4.371 acres conveyed to the State of Tennessee of record in Book 10258 page 701 and 2.78 acres conveyed to Global Signal Acquisitions IV LLC of record as Instrument No. 20180920-0093302.

BEING a portion of the same property conveyed to Raymond A. Farmer and wife, Mildred C. Farmer, from Bessie Farmer by Warranty Deed dated July 20, 1993 and recorded July 21, 1993 of record in Book 9020, page 655, Register's Office of Davidson County, Tennessee

Being part of the same property previously conveyed to Marvin P. Farmer and wife, BessieMai Farmer, from Harvey O. Clinard and wife, Mary Elizabeth Clinard by Warranty Deed dated February 9, 1948 and recorded February 9, 1948 of record in Book 1559, page 121, said Register's Office.

This conveyance is subject to the lien of 2019 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to Easement granted to State of Tennessee of record at Book 10258, page 701, Register's Office of Davidson County, Tennessee; Title to that portion of the premises embraced within the bounds of any streets, roads or highways; Easement for the flow of the waters of the unnamed creek that

runs through property and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the waters of unnamed creek that runs through property, free from diminution or pollution; Easement and all matters in the Lease of record at Instrument No. 20000406-0034609, said Register's Office and all other matters of record.

This is improved property known as 4205 Libble Road, Nashville, TN 37218 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 8th day of January, 2019.

Raymond A. Farmer

Mildred C. Farmer
By: David P. Farmer, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Raymond A. Farmer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 8th day of January, 2019.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 7/17/21

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, David P. Farmer, to me known to be the person who executed the foregoing instrument in behalf of Mildred C. Farmer and who acknowledged that he executed the same as the free act and deed of the said Mildred C. Farmer. Witness my hand and seal at office this 8th day of January, 2019.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 7/17/21

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

SWORN to and subscribed before me,
this the 8th day of January, 2019.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 7/17/21