Karen Johnson Davidson County
Batch# 206501 DEEDWARR
03/15/2019 03:06:37 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190315-0024009

THIS INSTRUMENT PREPARED BY:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Grady Lee Bryant, Sr., Trustee Virginia Gayle Bryant, Trustee 516 Dry Creek Road Goodlettsville, TN 37072	New Owner	025-00-0-033.00 025-00-0-160.00 025-00-0-092.00 025-00-0-128.00 025-00-0-034.00 025-00-0-094.00

KNOW ALL MEN BY THESE PRESENTS that we, GRADY LEE BRYANT, SR., and wife, VIRGINIA GAYLE BRYANT, hereinafter "Grantors", hereby transfer and convey unto GRADY LEE BRYANT SR., AND WIFE, VIRGINIA GAYLE BRYANT, TRUSTEES OF THE GRADY LEE BRYANT, SR. AND VIRGINIA GAYLE BRYANT TENNESSEE COMMUNITY PROPERTY TRUST u/t/a dated December 4, 2018, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

SEE EXHIBIT A, ATTACHED AND INCORPORATED HEREIN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property 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 Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 5 day of March, 2019.

GRANTORS:

GRADY LEE BRYANT, SR.

VIRGINIA GAYLE BRYANT

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared GRADY LEE BRYANT, SR. and wife, VIRGINIA GAYLE BRYANT, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of March, 2019.

Notary Public

My Commission Expires: April 19, 2021

AMANDA C MATACALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

EXHIBIT A

Legal Description

TRACT No. 1

BEING in the 10th, formerly the 20th Civil District of said County, being Tract Seven on the survey of the A. J. Parker et ux property, made by G. Barry Greer, Registered Surveyor, dated June 22, 1970, Drawing Number 37-70, described partly according to said survey as follows:

BEGINNING at a point on the southwesterly side of Dry Creek Road; said point being in the westerly line of the property conveyed to Eula G. Winfrey by deed from E. L. Winfrey, of record in Book 1195, page 440, Register's Office; thence with said Winfrey's westerly line, south 2 degrees 30' west 115 feet to the northwest corner of the' property conveyed to Jessie Franklin Sutton and wife, by deed from John Robert Copeland and wife, as of record in Book 2695, page 247, said Register's Office; thence with said Copeland's westerly line and continuing with the westerly line of the property conveyed to C. A. Seaton and wife, by deed from John Robert Copeland and wife, as of record in Book 3464, page 1, said Register's Office; and further continuing with the westerly line of the property conveyed to C. B. Shrader and wife, by deed from John Robert Copeland and wife, of record in Book 3955, page 844, said Register's Office, south 2 degrees 10' west 1287 feet to a point in the northeasterly line of the property conveyed to Lucy Beasley Moore by deed from Alex Wilson Heughan and Clifford Charles Heughan of record in Book 2695, page 343, said Register's Office; thence with said Moore's northeasterly line, north 65 degrees 00' west 511.5 feet to said Moore's northwest corner, thence with said Moore's westerly line, south 5 degrees 40' west 486.75 feet to the northeast corner of the First Tract described in the deed from E. W. Parrish and wife, to Leona W. Hardy, of record in. Book 2096, page 77, said Register's Office, thence with said Hardy's northeasterly line, as follows: north 39 degrees 00' west 239.25 feet; north 25 degrees 00' west 198 feet and north 18 degrees 30' west 59.4 feet to the most southerly common corner of Tracts Six and Seven, on said survey; thence with the line between said Tracts Six and Seven, north 14 degrees 50', east 1572 feet, more or less to a point on the southwesterly side of Dry Creek Road; thence along the southwesterly side of said road, southeast-wardly 495 feet to the point of beginning, containing 20.6 acres, more or less.

This is improved property known as 516 Dry Creek Road, Goodlettsville, Tennessee 37072.

TRACT No. 2

LOCATED in the 10th Civil District of Davidson County, Tennessee, and more particularly described according to a survey made by Edward L. Adams, dated December 19, 1984, as follows:

BEGINNING at an iron pin located at a fence corner, said iron pin further described as being located in the east line of Kersey same being the west line of Bryant, 614.58 feet south of their common corner, and being the northeast corner of the herein described property; thence continuing generally along a fence (for the remainder of the calls) south 14 degrees 50' 00" west 992.96 feet to a metal post beside a fence corner; thence north 71 degrees 14' 10" west 139.52

feet to an iron pin; thence north 57 degrees 03' 15" west 118.01 feet to an iron pin; thence north 42 degrees 29' 48" west 108.48 feet to an iron pin; thence north 37 degrees 58' 11" west 122.80 feet to an iron pin located at a fence corner; thence north 13 degrees 32' 49" east 981.44 feet to an iron pin located at a fence corner; thence south 67 degrees 34' 00" east 124.17 feet to an iron pin; thence south 24 degrees 39' 07" east 134.80 feet to an iron pin; thence crossing a gate north 75 degrees 29' 19" east 15.75 feet to an iron pin; thence south 45 degrees 51' 55" east 50.55 feet to an iron pin; thence south 66 degrees 51' 59" east 198.17 feet to the point of beginning, containing 10.40 acres, more or less.

This is unimproved property known as 0 Dry Creek Road, Goodlettsville, Tennessee 37072.

TRACT No. 3

A tract of land in Davidson County, Tennessee, shown on a survey by Cole Land Surveying dated July 2, 1991, and being more fully described as follows:

Beginning at an existing iron pipe in the southerly margin of Dry Creek Road, the most. northeast corner of this tract, and the most northwest corner of Kevin M. Weaver property of record in Deed Book 7693, page 141, Register's Office, Davidson County, Tennessee; thence, leaving said road and with the line of said Weaver, South 26 deg. 04 min. 43 sec. West 467.02 feet to an existing iron pin, corner to said Weaver and a corner to Grady L. Bryant property of record in Deed Book 6769, page 36; thence with the line of said Bryant, South 26 deg. 01 min. 29 sec. West 981.50 feet to an existing iron pin by a corner post, corner to said Bryant; thence continuing with the line of said Bryant for the next three calls as follows: North 12 deg. 03 min. 44 sec. East 165.82 feet to an iron pin set; thence North 50 deg. 07 min. 46 sec. West 96.94 feet to an iron pin set; thence South 85 deg. 37 min. 20 sec. West 77.24 feet to an iron pin set by a corner post in the line of said Bryant, and a corner to Donald D. Grady property of record in Deed Book 6849, page 54; thence with the line of said Grady, North 7 deg. 09 min. 30 sec. East 1251.03 feet to an iron pin set in the margin of said Dry Creek Road, corner to said Grady; thence with the margin of said road, South 85 deg. 08 min. 59 sec. East 120.22 feet to a point; thence continuing with the margin of said road and with a curve to the right having a central angle of 24 deg. 47 min. 23 sec., a radius of 1163.50 feet, an arc length of 503.40 feet, and a chord of South 72 deg. 45 min. 17 sec. East 499.48 feet to the beginning, containing 12.12 acres, more or less.

This is unimproved property known as 544 Dry Creek Road, Goodlettsville, Tennessee 37072.

TRACT No. 1, TRACT No. 2, and TRACT No. 3 being the same property conveyed to Grady Lee Bryant, Sr. and wife, Virginia Gayle Bryant by deed from Grady L. Bryant, Sr. of record in Instrument No. 20190308-0021564, Register's Office of Davidson County, Tennessee.

Parcel I:

A tract of land in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Plan of the J.M. Cowley Lands, of record in Book 161, page 29, Register's Office, Davidson County, Tennessee.

Beginning at a point in the westerly margin of Dry Creek Road and a common corner with the Seaton property; thence with the line between the Seaton property and the Parker property as follows: S 45 degrees 41' W, 283.5 feet to a point, thence S 15 degrees 49' W, 55.1 feet to a 22-inch hackberry, thence S 88 degrees W 70.5 feet to a point; thence with Parker's line N 2 degrees 25' E 134 feet to a stake; thence in an easterly direction 287 feet, more or less, to the margin of Dry Creek Road to a stake; thence following the margin of Dry Creek Road in a southerly direction 111 feet, more or less, to the point of beginning.

This unimproved property is known as 490 Dry Creek Road, Goodlettsville, TN 37072.

Parcel II:

Beginning at an iron pin on the Westerly side of Dry Creek Road, corner to Dr. Grady Bryant; thence with the margin of Dry Creek Road, South 30° East 130 feet to an iron pin; thence with the line of Peggy J. Haneline, South 46° 30' West 216 feet to an iron pin; thence North 2° 25' East 282.0 feet to an iron pin; thence South 78° 15' East 83.5 feet to the point of beginning and containing .56 acres, more or less.

This unimproved property is known as 498 Dry Creek Road, Goodlettsville, TN 37072.

Parcel I and Parcel II being the same property conveyed to Grady Lee Bryant, Sr. and wife Virginia Gayle Bryant by deed from Gayle C. Bryant of record in Instrument No. 20190308-0021563, Register's Office for Davidson County, Tennessee.

Parcel III:

LAND in the 10th, formerly the 20th Civil District of said County, Davidson County, Tennessee, being Tract Six on the Survey of the A. J. Parker, et ux Property made by G. Barry Greer, Registered Surveyor, dated June 22, 1970, Drawing Number 37-70, described partly according to said survey as follows:

BEGINNING at a point on the southwesterly side of Dry Creek Road, said point lying easterly 1045 feet along the southerly and southwesterly side of said road from the easterly line of the property conveyed to James William Jones and wife, Mildred Hicks Jones, by deed from Charles B. MacMillan and wife, Bonnie J. MacMillan, of record in Book 2878, Page 311, Register's Office for Davidson County, Tennessee, said point also being the most northerly common corner of Tracts Five and Six on said survey; thence along the southwesterly side of Dry Creek Road, southeasterly 450 feet to the most northerly common corner of Tracts Six and Seven on said survey; thence with the line between said Tracts Six and Seven, South 14 degrees 50 minutes

West 1572 feet to a point in the northerly line of the First Tract described in the deed from E. W. Parrish and wife, Myrtle Parrish to Leona W. Hardy of record in Book 2096, Page 77, said Register's Office; thence with said Hardy's northeasterly line as follows: North 81 degrees 00 minutes West 138.6 feet North 70 degrees 15 minutes West 118.8 feet, North 59 degrees 30 minutes West 108.9 feet and North 43 degrees 00 minutes West 122.76 feet to the most southerly common corner of said Tracts Five and Six; thence with the line between said Tracts Five and Six North 16 degrees 03 minutes East 1555 feet, more or less to the point of beginning.

INCLUDED in the above described property but EXCLUDED therefrom is that portion having been conveyed to Grady L. Bryant and wife, Virginia G. Bryant in Deed of Record in Book 6473, Page 242, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Located in the 10th Civil District of Davidson County, Tennessee, and more particularly described according to a survey made by Edward L. Adams, dated 12/19/84, as follows: BEGINNING at an iron pin located at a fence corner, said iron pin further described as being located in the east line of Kersey same being the west line of Bryant, 614.58 feet south of their common corner, and being the northeast corner of the herein described property; thence continuing generally along a fence (for the remainder of the calls) south 14 degrees 50 minutes 00 seconds West 992.96 feet to a metal post beside a fence corner; thence North 71 degrees 14 minutes 10 seconds West 139.52 feet to an iron pin; thence North 57 degrees 03 minutes 15 seconds West 118.01 feet to an iron pin; thence North 42 degrees 29 minutes 48 seconds West 108.48 feet to an iron pin; thence North 37 degrees 58 minutes 11 seconds West 122.80 feet to an iron pin located at a fence corner; thence North 13 degrees 32 minutes 49 seconds East 981.44 feet to an iron pin located at a fence corner; thence South 67 degrees 34 minutes 00 seconds East 124.17 feet to an iron pin; thence South 24 degrees 39 minutes 07 seconds East 134.80 feet to an iron pin; thence crossing a gate North 75 degrees 29 minutes 19 seconds East 15.75 feet to an iron pin; thence South 45 degrees 51 minutes 55 seconds East 50.55 feet to an iron pin; thence South 66 degrees 51 minutes 59 seconds East 198.17 feet to the point of beginning.

Being the same property conveyed to Dr. Grady Bryant, Sr. and spouse, Gayle C. Bryant, by deed of record in Book 10698, page 971, Register's Office for Davidson County, Tennessee.

Grady Lee Bryant, Sr. is one and the same as Dr. Grady Bryant, Sr. and Virginia Gayle Bryant is one and the same as Gayle C. Bryant.

This is improved property, known as: 530 Dry Creek Road, Goodlettsville, TN 37072