# WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of March, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| John Austin Lee, III and Carla Stokes Lee | Franklin Synergy PTO | |
| (NAME) | (NAME) | |
| 9468 Little East Fork Rd. | 722 Columbia Ave. | 078-00-0-068.00 |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37064 | Franklin, TN 37064 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, M. Jane Cleveland, a single person,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Austin Lee, III and Carla Stokes Lee, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point at the southwest corner of the Bryan R. & Murray M. Kimball Land (Instrument# 20181017-0102826 R.O.D.C., TN) at a corner to tract 2 of a survey of this same date; thence with said Kimball S 75°22'16" E 189.71 feet to a point; thence S 63°58'41" E 136.53 feet to a point; thence S 54°20'56" W 472.43 feet to a point in the center of big east fork creek; thence with the center of said big east fork creek S 87°23'54" W 101.84 feet to a point; thence S 79°33'56" W 133.70 to a point; thence S 62°52'11" W 80.50 feet to a point; thence N 82°40'47" W 113.36 feet to a point; thence N 46°59'16" W 234.68 feet to a point; thence N 04°02'58" E 116.37 feet to a point; thence N 11"37'46" W 243.66 feet to a point; thence N 32°41'00" W 290.95 feet to a point; thence, leaving creek S 47°48'11" W 23.60 feet to an iron rod (new) in the northeasterly margin of Said big east fork road; thence with said northeasterly margin N 42°11'49" W 222.92 feet to a point in the southerly line of tract 1 of a Survey of this same date; thence leaving said road with said tract 1 N 66°34'25" E 380.76 feet to an iron rod (new); thence S 30°14'00" E 490.32 feet to an iron rod (new); thence N 74°37'58" E 74.61 feet to an iron rod (new) in the westerly Line of said tract 2; thence with said tract 2 S 13°48'42" E 300.00 feet to an iron rod (new) at the southwest corner of said Tract 2; thence with the southerly line of said tract 2 N 76°41'27" E. Crossing an ingress / egress easement that provides access to the herein described tract for a total distance of 300.00 feet to the point of beginning the described tract of land Containing 522581.61 S.F. or 12.00 acres more or less according to a survey dated 2-15-2019 by Campbell, McRae & Associates, Surveying, Inc. P.O. Bx. 41153, Nashville, TN 37204 certified by John Hood TN. R.L.S. #1838.

Being a portion of the same property conveyed to M. Jane Cleveland by Special Warranty Deed from Darlene D. Pinkerton dated April 18, 2006 and recorded April 19, 2006 as Instrument No. 200604190044918, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-1902137SSO

Karen Johnson Davidson County
Batch# 213941 **DEEDWARR**
04/04/2019 10:32:24 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20190404-0030744

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 9468 Little East Fork Rd., 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 our hands this 15th day of March, 2019.

M. Jane Cleveland by Anne Marie Angel as attorney in fact

M. Jane Cleveland by Anne Marie Angel as attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Anne Marie Angel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained and further acknowledged that they executed the foregoing instrument on behalf of M. Jane Cleveland, as Attorney in Fact, and acknowledged that she executed the same as the free act and deed of her, for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

File Number: GRN-1902137SSO