Karen Johnson Davidson County
Batch# 214695 DEEDWARRSP
04/05/2019 03:34:35 PM 4 pgs
Fees: $23.00 Taxes: $2,164.50
20190405-0031332

Special Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $585,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of April, 2019. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dominick Joseph Leonardo		
4599 Dry Fork Rd.	New Owner	03900001200
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AMY FREENY AS SUCCESSOR TRUSTEE OF THE PAMELA L. DUGAS HOME TRUST DATED MAY 15, 2018, AND THE FAMILY PRIVATE TRUST, LLC AS SUCCESSOR TRUSTEE OF THE W. FOSTER DUGAS, JR. REVOCABLE TRUST DATED OCTOBER 26, 2016,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOMINICK JOSEPH LEONARDO, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 1st Civil District Of Metropolitan Nashville, Davidson County, Tennessee (formally the 14th Civil District, formerly the 24th Civil District), and known as 4595 Dry Fork Road, Whites Creek, Tennessee, 37189 and located on the headwaters of Dry Fork Creek, bounded on the north by Smith and Carney, on the east by Carney and Hamilton, on the south by Moore and Brown and on the west by Lloyd, Moon, Stephon, Hall, Harris, Upchurch and Brewer, being more particularly described by survey of John Kohl and Company, PC., specifically by Patrick S. Coode, RLS No. 855 (Tennessee) of 400 7th Avenue South, Nashville, TN 37203, dated December 18, 1997, to wit:

Beginning at a point, the northeastern corner of Leslie Moore Property, known as Map and Parcel No. 39-278 of the Tax Assessor's Office of Metropolitan Nashville Davidson County, Tennessee as recorded in Book 10256, Page 991, Register's Office for Davidson County, Tennessee (RODC, TN), said point being an iron pin (IP) on the north margin of a joint access road of the Moore Property and the property herein described, as recorded In Book 9517, Page 286, RODC, TN and as shown on a survey of the adjoining Hamilton (Map & Par. 39-25) property by Boyd B. Gibbs, RLS NO. 1598 (TN) dated October 21, 1994 and also, in more specific detail On a Nashville Electric Services (NES) Survey dated February 6, 1995 recorded in Book 9602, Page 145 RODC, and in a mutual easement grant recorded in Book 10509, Page 478 Register's Office for Davidson County, Tennessee;

Thence fronting on a fifty foot (50') joint ingress-egress right-of-way shown specifically on a survey of the Moore property (Map & Parcel 39-278) by Joe C. McConnell, RLS 992 (TN), dated November 7, 1991 as revised November 21, 1991; N 53 deg. 51' 18" West, 570.46 feet to an IP and north 82 deg. 22'58" West; 192.41 feet to an IP;

Thence South 08 deg. 55'51" West, 703.56 feet to an IP in the northern boundary of Brown (Map & Parcel 39-172)

Thence North 81 deg. 52' 06" West, 186.97 feet along the northern boundary of Brown as recorded in Book 6069, Page 552, RODC, TN and as shown on a survey recorded in Book 6069, Page 553, RODC by the Southern Land Surveying, dated May 22, 1965, to an IP in the eastern boundary of Brown (Map & Parcel 39-8);

Thence North 04 deg. 04'14" East, 34.79 feet to an IP, the northeastern comer of Map and Parcel 39-8 as recorded in Book 4697, Page 335, RODC, TN as recorded on a survey in Book 5122, Page 58, RODC, TN;

Thence following the northern boundary of Brown (Map & Parcel 39-8) to a large oak tree, IP set nearby, South 89 deg. 12'53" West, 79.10 feet to a point in the eastern boundary of Lloyd (Map & Parcel 39-193);

Thence with Lloyd's eastern boundary as recorded in Book 5659, page 250, RODC, TN and survey in Book 5122, Page 58, RODC, TN, following an old fence line, North 01 deg. 21'17" East, 443.21 feet to an IP, a point in the southern boundary of Moon (Map & par. 38-157);

Thence North 71 deg. 54'05" East, 64.96 feet to an IP, the southeastern corner of Moon, as recorded in Book 10222, Page 198, RODC, TN and as shown on a survey of the division of the Olive Carney Property by M & K Surveyors, specifically by William M. Keel, RLS No. 990 (TN) dated June 1987 of record in Plat Book 6200, page 804, RODC, TN;

Thence North 01 deg. 59'50" West 75.98 feet along the eastern boundary of Moon (Map & par. 38-157) to an IP, being the southeastern corner of Stephon (Map & Par. 39-268) as recorded in Book 10234, page 826, RODC, TN;

Thence North 01 deg. 57'43" West, 981.91 feet along the eastern boundary of Stephon and through an IP, the southeastern corner of Hall (Map & par. 39-269) as recorded in Book 9460, Page 927, RODC, and along Hall's eastern boundary to an IP in a stump, all shown on the survey by M & K, referred to above, the northeastern corner Of Hall, a point being also the southeastern corner of Harris (Map & Par. 39-13.2) as recorded in Book 9024, Page 803, RODC, TN and as shown on a survey as Tract 3 dated June 5, 1962 by Hickerson and Johnson Engineers, Nashville, TN as revised by same on December 26, 1962;

Thence North 01 deg. 53'55" West, 74.91 feet With the eastern boundary of Harris to an IP, the southeastern corner of Upchurch (Map & Par. 39-13.1) as recorded in Book 5565, Page 136, RODC, TN and as shown on a survey by Hickerson and Johnson, referred to above;

Thence North 05 deg. 00'41" East, 144.95 feet to an iron pipe, the northeastern corner of Upchurch, a point also being the southeastern corner of Brewer (Map & Par. 39-13) as recorded in Book 4134, Page 754, RODC, TN and as shown on the survey by Hickerson and Johnson, referred to above;

Thence North 15 deg. 48' 49" East 115.45 feet to an iron pipe in the eastern boundary of Brewer being the southwestern corner of Smith (Map & Par. 39-222) as recorded in Book 4813, Page 46, RODC, TN and as shown on a survey by E.F. Luther, RLS 2793 (TN)dated April 27, 1974;

Thence North 87 deg. 45' 40" East 252.81 feet along a fence, being the southern boundary of Smith (Map & Parcel 39-222) to an iron pipe, being the southeastern corner of said parcel;

Thence North 05 deg. 09'20" East, 167.81 feet along the eastern boundary of Smith (Map & Par. 39-222) to an iron pipe in the southern boundary of Smith (Map & Par. 39-176, said parcel recorded in Book 4753, page 204, RODC, TN and as by survey by Wayne S. Cooper, Surveyor, dated August 7, 1967;

Thence North 88 deg. 22' 43" East, 158.26 feet to the southern boundary of Smith (Map & Par. 39-176) to an IP, the most westerly corner of the boundary of Carney Heirs (Map & Par. 39-22)of record in Book 674, Page 47, RODC, TN;

'Thence South 16 deg. 37'17" East, 319.10 feet With the western boundary of Carney (Map & Par. 39-22) to an IP;

Thence South 03 deg. 22'43" West 396.00 feet along the western boundary of Carney (Map & Par. 39-22) to a point in the northern end of the lake on subject property (Map & Par. 39-12);

Thence South 86 deg. 37' 17" East 587.75 feet along the southern boundary Of Carney (Map & Par. 39-22) to an IP;

Thence South 07 deg. 37'46" West 1034.98 feet to the point of beginning, containing 30.84 acres, more or less.

Being the same property conveyed to W. Foster Dugas, Jr. and wife, Pamela L. Dugas as tenants in common without the right of survivorship by Warranty deed from Ross M. Davies and husband, William W. Davies of record in Instrument No. 20071210-0142414 Register's Office for Davidson County, Tennessee, dated December 7, 2007 and recorded on December 10, 2007.

Being the same property conveyed to W. Foster Dugas, Jr., as Trustee of The W. Foster Dugas, Jr. Qualified Personal Residence Trust Dated May 15, 2008 and Pamela L. Dugas, as Trustee of The Pamela L. Dugas Qualified Personal Residence Trust Dated May 15, 2008 by Special Warranty deed from W. Foster Dugas, Jr. and wife, Pamela L. Dugas of record in Instrument No. 20081216-0120587 Register's Office for Davidson County, Tennessee, dated August 13, 2008 and recorded on December 16, 2008.

Being the same property conveyed to The Family Private Trust, LLC as Successor Trustee of The W. Foster Dugas, Jr. Revocable Trust as Amended and Restated Under Agreement Dated October 26, 2016 by Quitclaim deed from The Family Private Trust, LLC as Successor Trustee of The W. Foster Dugas, Jr. Qualified Personal Residence Trust Dated May 15, 2008 of record in Instrument No. 20181212-0120966 Register's Office for Davidson County, Tennessee, dated December 11, 2018 and recorded on December 12, 2018.

Being the same property conveyed to Amy Freeny as Successor Trustee of the Pamela L. Dugas Home Trust Dated May 15, 2008 by Quitclaim deed from The Family Trust, LLC as Successor Trustee of The Pamela L. Dugas Qualified Personal Residence Trust Dated May 15, 2008 of record in Instrument No. 20181212-0120967 Register's Office for Davidson County, Tennessee, dated December 11, 2018 and recorded on December 12, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4595 Dry Fork Rd., Whites Creek, TN 37189, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of April, 2019.

The Pamela L. Dugas Home Trust dated May 15, 2008

Amy Freeny

Amy Freeny, Trustee

W. Foster Dugas, Jr. Revocable Trust

By: The Family Private Trust, LLC, as Trustee

Amy Freeny

Amy Freeny, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Freeny as Successor Trustee of the Pamela L. Dugas Home Trust Dated May 15, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of April, 2019.

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Freeny as Secretary of The Family Private Trust, LLC, Successor Trustee of the W. Foster Dugas, Jr. Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of April, 2019.

Notary Public

My Commission Expires:

