Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee Tennessee Tower, 24th Floor 312 Rosa L. Parks Avenue Nashville, Tennessee 37243-0299	Tax Map and Parcel 138-091.00 138-069.00	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

Karen Johnson Davidson County
Batch# 220003 **DEEDWARR**
04/22/2019 09:56:27 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20190422-0036218

WARRANTY DEED

TRANSACTION NUMBER 17-11-008

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($290,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **ELISE HIGDON PIPER, AN UNMARRIED WOMAN AND CATHERINE A. HIGDON, AN UNMARRIED WOMAN** ("Grantors"), have bargained and sold, and by these presents do hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantors' interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a survey of the Property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Grantors are advised that Grantee utilized acquisition funds under the State Land Acquisition Fund, therefore no rollback taxes shall be assessed pursuant to T.C.A. § 67-04-409(j)(5).

This is unimproved property located at 0 Couchville Pike, Nashville, Davidson County, Tennessee 37076, containing 13.24 acres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $290,000.00 State of Tennessee is tax exempt.

Affiant

Subscribed and sworn to before me this 19th day of April, 2019.

Notary Public

My Commission expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Witness, this the 17 day of April, 2019.

Elise Higdon Piper

Catherine A. Higdon

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ELISE HIGDON PIPER AND CATHERINE A. HIGDON**, the Grantors, 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 within instrument for the purposes therein contained.

Witness my hand and official seal on this the 17th day of April, 2019.

Notary Public

Commission Expires: June 22, 2020

ADAM DOUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 22, 2020

EXHIBIT "A"
Transaction #17-11-008

Being a tract of land lying in the 33rd Council district of Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set on the southerly right-of-way line of Couchville Pike at a corner common with Tommie L. Williams, as of record in Deed Instrument No. 200711050129840, at the Register's Office for Davidson County, Tennessee, said iron rod lying North 641982.30, East 1810735.01, on the Tennessee State Plane Coordinate System, NAD-83 (2010); Thence leaving the southerly right-of-way line of Couchville Pike with the westerly property line of Tommie L. Williams, South 01 degrees 33 minutes 36 seconds West, 1050.64 feet to an iron rod set on the northerly property line of the State of Tennessee, as of record in Book 9695, Page 629, at said Register's Office; Thence with the northerly property line of the State of Tennessee, North 80 degrees 40 minutes 35 seconds West, 522.97 feet to an iron rod set on the easterly property line of the Corps of Engineers; Thence with the easterly property line of the Corps of Engineers, North 26 degrees 39 minutes 07 seconds East, 239.06 feet to an iron rod set: Thence North 20 degrees 09 minutes 02 seconds West, 531.64 feet to an iron rod set at a corner common with Jason Bockman, as of record in Deed Instrument No. 201402140013073, at said Register's Office; Thence with the easterly property line of Jason Bockman, North 05 degrees 29 minutes 54 seconds East, 399.55 feet to an existing iron rod on the southerly right-of-way line of Couchville Pike; Thence with the southerly right-of-way line of Couchville Pike, South 77 degrees 40 minutes 56 seconds East, 225.43 feet to an iron rod set; Thence along a curve to the right with an arc length of 165.27 feet, the radius of which is 1776.05 feet, the central angle of which is 05 degrees 19 minutes 54 seconds, the chord of which is South 75 degrees 00 minutes 59 seconds East, 165.21 feet to an iron rod set; Thence South 72 degrees 21 minutes 03 seconds East, 37.61 feet to an iron rod set; Thence along a curve to the left with an arc length of 172.11 feet, the radius of which is 1510.06 feet, the central angle of which is 06 degrees 31 minutes 49 seconds, the chord of which is South 75 degrees 36 minutes 56 seconds East, 172.01 feet to the point of beginning, containing 13.24 acres.

Being the same property conveyed to Elisa Higdon Piper and Catherine A. Higdon by quitclaim deed from Peter Rosato, III, Trustee under the Will of Macel S. Coss, deceased of record in Instrument No. 20181214-0121851, dated November 30, 2018 and recorded December 14, 2018, Register's Office for Davidson County, Tennessee.

Being also known as 0 Couchville Pike, Hermitage, Tennessee 37076.

Exhibit B

Transaction Number 17-11-008
Permitted Encumbrances

1. Taxes for the year 2018 and subsequent years which is an encumbrance on subject property, however, the State of Tennessee is tax exempt.

EXHIBIT C
TRANSACTION NUMBER 17-11-008

