WARRANTY DEED

PREPARED BY: BANKERS TITLE & ESCROW CORP 3310 WEST END AVE NASHVILLE, TN 37203 RETURN TO:

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20
(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).
Jeff F. Russell		169 00 0 357.00
(NAME)	(NAME)	
P. O. Box 218100	owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-8100		
(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, WE, **Willem J. Dirksen and wife, Hilda M. Dirksen**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Jeff F. Russell, a married man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land in the 35th Council manic District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron rod set in the southeast margin of Hester Beasley Road at a distance of 25 feet from the center of said road, said point being in the east boundary line of the manly Marilyn Archey property, thence along the southeast margin of Hester Beasley Road to points as follows: North 50 deg. 57 min. 42 sec, East, 127.94 feet, North 47 deg. 05 min. 26 sec. East, 256.87 feet; North 49 deg. 17 min, 53 sec. East, 50.00 feet to an iron rod set at the northwest corner of Tract 3; thence leaving the southeast margin of Hester Beasley Road with the west boundary line of Tract 3 on a newly established line South 25 deg. 16 min. 04 sec. East, 631.61 feet to an iron rod set in a northern boundary line of the Gregory A. Smith et ux. Property, thence along said northern boundary line of the Smith property South 88 deg. 24 min. 35 sec. West, 144.95 feet to an existing iron rod at the northeast corner of the Winfred E. Haselton Family Trust property; thence along the north boundary line of the Haselton property South 88 deg. 23 min. 35 sec. West 447.96 feet to an existing iron rod at a corner of the Archey property; thence along the eastern boundary line of the Archey property to points as follows: North 00 deg. 15 min. 34 sec. West, 98.08 feet to an existing iron rod; North 00 deg. 32 min. 26 sec. West, 201.62 feet to the point of beginning, containing 5.04 acres, more or less.

Being the same property conveyed to Willem J. Dirksen and wife, Hilda M. Dirksen by Warranty Deed from Kirby Gary Jenkins and Elmer Eugene Jenkins dated May 24, 2012 and recorded May 29, 2012 as Instrument No. 201205290046021, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-1902621SSO

Karen Johnson Davidson County
Batch# 223315 **DEEDWARR**
04/29/2019 11:22:48 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20190429-0039138

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 8858 Hester Beasley Road, Nashville, TN 37221

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 26th day of April, 2019

Willem J. Dirksen

Hilda M. Dirksen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Willem J. Dirksen and wife, Hilda M. Dirksen, the bargainor, 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.

Witness my hand and official seal, this the 26th of April, 2019.

Notary Public

My Commission Expires: My Comm. Expires July 6, 2020

(SEAL)

HILLARY MONROE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

File Number: GRN-1902621SSO