WARRANTY DEED

Karen Johnson Davidson County
Batch# 225416 **DEEDWARR**
05/03/2019 09:29:02 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00

20190503-0041433

JM-RR-19-4896&4935

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/06/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua A. Hitson and Mary E. Hitson	**Farm Credit Mid-America, FLCA**	
(NAME)	(NAME)	
533 Whispering Hills Dr	**1601 UPS Drive**	**048-00-0-058.00** **048-00-0-238.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Louisville, KY 40223**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNIE MCCOOL AND LEIGHANNE MCCOOL HAYNES AND VICKI MCCOOL BUTTREY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA A. HITSON AND MARY E. HITSON, MARRIED TO EACH OTHER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in the Nineteenth Councilmanic District of Nashville, Tennessee, located East of Eatons Creek Road, and North and East of McCool Road, and being part of the same property conveyed to Leroy McCool, as of record in Deed Book 2300, page 150, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin (set) on the southerly margin of McCool road. Said pin also being the southwest corner of the hereon described tract of land,

Thence, North 52 deg 03'48" West, a distance of 40.00 feet to an iron pin set on the northerly margin of McCool Road, said pin also being the southeast corner of the Elton R. Buttrey property recorded in Deed Book 8480, page 284, R.O.D.C., T.N.;
Thence leaving the northerly margin of McCool Road and along or near the easterly line of said Buttrey North 23 deg 32'50" West, a distance of 768.24 feet to an iron pin (set) in the easterly line of the Howard B. Tomlinson Property recorded as Instrument No. 20030429-0057286, R.O.D.C., T.N.;
Thence along or near said Tomlinson's easterly line and with an old wire fence North 38 deg 13'40" East, a distance of 121.52 feet to a point;
Thence North 17 deg 37'53" East, a distance of 135.90 feet to a point;
Thence North 04 deg 45'11" East, a distance of 131.61 feet to a point;
Thence North 22 deg 18'47" West, a distance of 43.76 feet to a point;
Thence North 38 deg 21'36" West, a distance of 419.06 feet to a point;
Thence North 42 deg 19'15" West, a distance of 121.51 feet to a point;
Thence North 51 deg 15'22" West, a distance of 255.48 feet to a point;
Thence North 45 deg 45'14" West, a distance of 116.03 feet to a point;
Thence North 23 deg 45'31" West, a distance of 37.39 feet to a point;
Thence North 37 deg 40;57" West, a distance of 40.29 feet to a 40 inch oak tree at the southeast corner of the Robert S. Workman property recorded in Deed Book 11480, page 329, R.O.D.C., T.N.;
Thence along or near said Workman's easterly line North 26 deg 53'45" East, a distance of 831.38 feet to a stone pile on the south side of a dirt trail, said stone pile also being in the southerly line of the Charles Waller property recorded as Instrument No. 20000713-0069419, R.O.D.C., T.N.;
Thence along the meanders of said trail, and along or near said Waller's southerly line, South 61 deg 57'31" East, a distance of 496.34 feet to an iron pin (set);
Thence North 73 deg 44'39" East, a distance of 319.52 feet to an iron pin (set);
Thence North 39 deg 17'30" East, a distance of 460.56 feet to an iron pin (set);
Thence North 62 deg 00'06" East, a distance of 173.92 feet to an iron pin (set);
Thence South 89 deg 04'08" East, a distance of 113.00 feet to an iron pin (set);
Thence South 58 deg 51'50" East, a distance of 334.13 feet to an iron pin (set);
Thence South 06 deg 56'48" East, a distance of 329.36 feet to a steel post at the southwest corner of the

George R.T. and Mildred C. Burton property recorded as Book 10348, page 498, R.O.D.C., T.N., said post along being in the northerly line of the Kenneth Burton property recorded as Instrument No. 20050920-0114176, R.O.D.C., T.N.;
Thence along or near said Burtons line, North 86 deg 45'38" West, a distance of 197.98 feet to an iron pin (set);
thence South 03 degrees 14'27" West, a distance of 78.38 feet to an iron pin (set);
thence South 36 degrees 13'55" East, a distance of 883.73 feet to an iron pin (set);
thence North 58 degrees 43' 47" East, a distance of 280.00 feet to an iron pin (set) at the northwest corner of the Louise V. Vick and John M. Vick property recorded in record book 4738 page 273, R.O.D.C. T.N.; thence along or near said Vicks westerly line, South 17 degrees 13'38" East, a distance of 482.60 feet to an iron pin (set);
thence South 73 degrees 43'38" East, a distance of 676.50 feet to an iron pin (set) at the northwest corner of the James B. and Joan Vester property recorded as instrument number 200409280116759 R.O.D.C., T.N.;
thence along or near said Vesters west line, South 38 degrees 20'25" West, a distance of 659.15 feet to an iron pin (set) at the northeast corner of the Michael B. and Cynthia F. Bearden property recorded in deed book 5797 page 339, R.O.D.C., T.N.;
thence along or near said Bearden's northerly line, South 65 degrees 14'44" West, a distance of 1486.70 feet to an existing concrete monument; thence South 65 25 09 west, a distance of 96.62 feet to an existing iron pin;
thence, South 75 34 22 East, a distance of 374.41 feet to a point;
thence, South 81 18 54 West, a distance of 365.50 feet to a point;
thence, North 88 35 06 West, a distance of 41.80 feet to an iron pin (set);
thence, North 19 43 06 West, a distance of 142.10 to an iron pin (set) in the southerly margin of Mccool Road; thence with the southerly margin of Mccool Road, North 77 45 42 East, a distance of 98.87 feet, to an iron pin (set);
thence with a curve to the left having a radius of 223.74 feet, a delta angle of 32 02 32, an arc length of 125.12 feet, and being subtended by a chord bearing of North 53 57 28 East a distance of 123.50 feet to the point of beginning containing 5,412,345 square feet, or 124.25 acres more or less.

This description was prepared for a boundary survey by Crawford Land Surveyors, P.C. RLS# 1455, 1929 21st Avenue S. Nashville, TN 37212 (615) 292-2661

Both tracts are part of the same property conveyed to LEROY MCCOOL and Wife, SARA MCCOOL by deed from ELSIE MCCOOL LANIUS, ZELDA MCCOOL LANIUS, FRANCES MCCOOL GREEN, ESTHER MCCOOL, KELLEY T. MCCOOL, VIRGIL MCCOOL, CLAUDE MCCOOL, FRANK W. MCCOOL, JR. and LEROY MCCOOL, dated September 30, 1954, of record in Book 2300, Page 150, Register's Office for Davidson County, Tennessee. 20 acres (Map/Parcel 048-00-0-238.00) was conveyed to MILTON LEROY MCCOOL by quitclaim deed from LEIGHANNE MCCOOL of record in Book 7939, page 943, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to McCool Family General Partnership by Quitclaim deed from Sarah McCool of record in Instrument No. 20080115-0004680, corrected by Scriviners Affidavit of record in Instrument No. 20110825-0065803 Register's Office for Davidson County, Tennessee, dated January 15, 2008 and recorded on January 15, 2008.

LEROY MCCOOL having since died on or about August 1, 2003 and his interest in the abovedescribed real property vested in SARA MCCOOL as the surviving tenant by the entirety.
SARA MCCOOL having since died on or about August 18, 2012. Title to the above-described real property vested in VICKI MCCOOL BUTTREY, DONNIE MCCOOL and LEIGHANNE MCCOOL HAYNES pursuant to the Last Will and Testament of SARAH MCCOOL (Seventh Circuit Court for Davidson County, Tennessee 17P-769) recorded in instruments # 20170518-0049385 and \'b7 20170518-0049386, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Vicki McCool Buttrey, Donnie McCool and Leighanne McCool Haynes by Quitclaim deed from Vicki McCool Buttrey, Donnie McCool and Leighanne McCool Haynes being all partners of the McCool Family General Partnership, a Tennessee general partnership of record in Instrument No. 20170504-0044447 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 4, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Greenbelt Application of record in Instrument Number 20180222-0016875 and Book 8849, page 589, in the Register's Office for Davidson County, Tennessee.
- Greenbelt Application of record in Instrument Number 20180222-0016876 and Book 8849, page 590, in the Register's Office for Davidson County, Tennessee.
- The land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4896 & 4935 McCool Rd, Nashville, Tennessee 37218**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th DAY OF APRIL, 2019.

Donnie McCool

Leighanne McCool Haynes

Vicki McCool Buttrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNIE MCCOOL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEIGHANNE MCCOOL HAYNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICKI MCCOOL BUTTREY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212