This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Nicholas W. Fischer

TO: Lance T. Carter
5239 Ashland City Hwy
Nashville TN, 37218

SEND TAX BILLS TO: SAME

MAP & PARCEL:
036-00-0-016.00

Karen Johnson Davidson County
Batch# 250985 **DEEDWARR**
07/01/2019 12:12:35 PM 2 pgs
Fees: $13.00 Taxes: $268.25

20190701-0063681

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Nicholas W. Fischer, Grantor herein; have bargained and sold and by these presents do convey unto Lance T. Carter, Grantee herein, his heirs, successors and assigns, the following described property:

Certain real property situated in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

COMMENCING at an iron pin set in the Easterly right of way of Higdon Road (50' ROW), said iron pin being located South 14° 13' 02" East, a distance of 56.12 feet from the centerline intersection of Higdon Road and Cotton Patch Road, said iron pin being a point in the Southerly line of the Charles Russell & Nancy E. Meadows land known as Inst. 20040318-0031140, said point being the point of beginning; thence with the Southerly line of said Meadows lands, South 86° 30' 00" East, a distance of 555.16 feet to an iron pin set in the in an old fence line in the Southerly margin of a gravel road, said point being the Southwesterly corner of the Allen W. Ladd lands known as Inst. 20000802-0076430; thence with the Southerly line of said Ladd Lands, South 87° 01' 01" East, a distance of 223.53 feet to a point in the centerline of said gravel road being a point in the Southerly line of said Ladd lands and a point in the Westerly line of the Franklin Edison lands known as DB 5869, page 87; thence with the Westerly line of said Edison and the centerline of a gravel road, South 44° 12' 31" East a distance of 195.70 feet to an iron pin set in the centerline of the gravel drive and being the Northwesterly corner of the Dudley Franklin Edwards lands known as DB 4083, page 277, said iron pin set also being the Northwesterly corner to the Virginia Team lands known as DB 6194, page 60; thence with the Westerly line of said Team by four calls as follows: South 42° 25' 00" East, a distance of 117.00 feet to an iron pin found; thence South 07° 47' 45" East, a distance of 714.50 feet to an iron pin set; thence South 72° 57' 09" West, a distance of 295.35 feet to an iron pin found; thence South 24° 19' 27" East, a distance of 380.11 feet to an iron pin found in the Northwesterly corner of the Gayle B. Bernard lands known as Inst. 20040624-0075886; thence with the Westerly line of said Bernard lands South 24° 45' 03" a distance of 569.72 feet to an iron pin found in the Northerly line of the Fred Labour lands known as DB 8971, page 417; thence with the Northerly line of said Labour lands North 83° 26' 45" West, a distance of 371.41 feet to an iron pin set in the Easterly right of way of Higdon Road; thence with the Easterly right of way of Higdon Road by ten calls as follows: North 14° 11' 15" West, a distance of 96.34 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 1830.84 feet a central angle of 07° 20' 19", and a chord of 234.34 feet bearing North 19° 36' 38" West; thence North along said curve, a distance of 234.50 feet; thence North 24° 03' 17" West, a distance of 291.29 feet to the point of curvature of a non-tangent curve, concave to the Southwest, having a radius of 469.93 feet a central angle of 11° 55' 53" and a chord of 97.68 feet bearing North 30° 52' 12" West; thence Northwest along said curve, a distance of 97.86 feet; thence North 40° 58' 32" West, a distance of 295.98 feet; thence North 42° 28' 44" West, a distance of 369.31 feet, to the point of curvature of a non-tangent curve, concave to the Northeast having a radius of 586.30 feet, a central angle of 28° 17' 04", and a chord of 286.50 feet bearing North 28° 37' 21" West; thence Northwest along said curve, a distance of 289.43 feet to the point of curvature of a non-tangent curve, concave to the East, having a radius of 679.80 feet to a central angle of 18° 55' 14" and a chord of 223.47 feet bearing North 07° 16' 19" West; thence North along said curve a distance of 224.49 feet to the point of

curvature of a non-tangent curve, concave to the East having a radius of 1290.87 feet, a central angle of 07° 46' 16", and a chord of 174.95 feet bearing North 09° 29' 58" East; thence North along said curve a distance of 175.08 feet; thence North 12° 14' 18" East, a distance of 84.40 feet to the point of beginning, said described tract containing within said bounds 28.0422 acres, more or less, as per survey of Robert Crabtree, licensed surveyor #2312, dated February 28, 2007.

BEING the same property conveyed to Nicholas W. Fischer from Robert LaJeret, by deed dated December 10, 2015, and recorded on December 14, 2015 of record as Instrument No. 20151214-0125659, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2019 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to any rollback taxes due for Greenbelt classification, which is assumed by the Grantee; Water Line Easement granted to Herbert Biggs of record as Instrument No. 20051025-0128819, Register's Office of Davidson County, Tennessee; Rights of others in and to use of gravel drive comprising boundary line of property; and all other matters of record.

This is unimproved property lying on Higdon Road, Joelton, TN 37080 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs, successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, his heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 26 day of JUNE, 2019.

Nicholas W. Fischer

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Nicholas W. Fischer, 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 executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 26th day of June, 2019.

NOTARY PUBLIC

My commission expires: 7/19/21

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $72,500.00.

Affiant

SWORN to and subscribed before me,
this the 27th day of June, 2019.

NOTARY PUBLIC

My commission expires: 9/29/20

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.