This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $65,000.00.

Affiant

Subscribed and sworn before me this the 30th day of July, 2019.

Notary Public
My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 267150 DEEDWARR
08/05/2019 03:58:18 PM 2 pgs
Fees: $13.00 Taxes: $240.50
20190805-0077696

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joshua Southards 5880 ASHLAND CITY HWY NASHVILLE, TN 37218	New Owner	055-00-0 087.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT W. HOLLY, JR., a single man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JOSHUA SOUTHARDS AND BRYN SOUTHARDS, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land described as Tract #3 of the M. P. Farmer Property according to an unrecorded survey dated November 17, 2004 by L. Steven Bridges, Jr., Tennessee Registered Land Surveyor, License No. 1740, being more particularly and specifically described as follows, to-wit:

Commencing at an iron rod on the northern margin of Ashland City Highway, said point being the southwest corner of the property of Riverpoint, LLC (Inst. #000111030000058, R.O.D.C., TN) and being the southeast corner of the property of Marvin P. Farmer; thence with margin of said road, N 36 deg. 39 min. 39 sec. W 306.91 feet to a highway monument; thence continuing with said road, N 00 deg. 11 min. 05 sec. W 138.40 feet to an iron rod at a highway monument; thence continuing with said road, N 57 deg. 20 min. 23 sec. W 179.48 feet to a highway monument; thence continuing with said road, N 89 deg. 45 min. 07 sec. W 179.66 feet to a highway monument; thence continuing with said road, N 30 deg. 39 min. 22 sec. W 514.20 feet to an iron rod at a highway monument at the point of beginning; thence with northern margin of Ashland City Highway, N 77 deg. 25 min. 18 sec. W 242.59 feet to a highway monument; thence continuing with said road, N 11 deg. 38 min. 58 sec. W 515.53 feet to a highway monument; thence continuing with said road, N 87 deg. 49 min. 55 sec. W 70.12 feet to an iron rod; thence leaving said road with a new line, N 20 deg. 15 min. 41 sec. E 795.51 feet to an iron rod at the corner of the property of Jack A. Henshaw (DB 5834, pg 749, RODCTN); thence with the line of Henshaw, S 84 deg. 09 min. 29 sec. E 333.40 feet to an iron rod; thence leaving line of Henshaw with a new line, S 08 deg. 45 min. 52 sec. W 1287.78 feet to the point of beginning, containing 11.08 acres, more or less.

EASEMENT: The above described tract is subject to the following Ingress and Egress Easement serving Tract #2 of the M. P. Farmer Property conveyed to Rod E. Wilkins and Kenneth Sadler, to include that part of a general easement on Tract #4 conveyed to Terry E. Wilkes and Joe Norman Wilkes, II, being more specifically and particularly described as follows, to-wit:

Commencing at an iron rod on the northern margin of Ashland City Highway, said point being the southwest corner of the property of Riverpoint, LLC (Inst. #000111030000058, R.O.D.C., TN) and being the southeast corner of the property of Marvin P. Farmer; thence with the northern margin of Ashland City Highway for the next eight calls, N 36 deg. 39 min. 39 sec. W 306.95 feet to a highway monument, N 00 deg. 11 min. 05 sec. W 138.40 feet to an iron rod at a highway monument, N 57 deg. 20 min. 23 sec. W 179.48 feet to a highway monument, N 89 deg. 45 min. 07 sec. W 179.66 feet to a highway monument, N 30 deg. 39 min. 22 sec. W 514.20 feet to an iron rod at a highway monument, N 77 deg. 25 min. 18 sec. W 242.59 feet to a highway monument, N 11 deg. 38 min. 58 sec. W 516.63 feet to a highway monument, N 87 deg. 49 min. 55 sec. W 70.12 feet to an iron rod at the beginning of said ingress and egress easement; thence continuing with the northern margin of said road, N 87 deg. 49 min. 55 sec. W 52.71 feet to an iron rod; thence leaving said road margin with easement, N 20 deg. 16 min. 05 sec. E 29.43 feet to a point, N 74 deg. 12 min. 12 sec. E 146 .83 feet to a point, N 77 deg. 35 min. 56 sec. E 99.53 feet to a point, N 84 deg. 26 min. 35 sec. E 109.28 feet to a point, N 78 deg. 41 min. 53 sec. E 112.76 feet to a point. S 87 deg. 22 min. 55 sec. E 100.47 feet to a point on the western line of this tract and being located 687.46 feet from the southwest corner of this tract; thence with west line of this tract, S 08 deg. 45 min. 52 sec. W 50.16 feet to a point; thence leaving said line of this tract, N 87 deg. 22 min. 55 sec. W 97.14 feet to a point, S 78 deg. 32 min. 28 sec. W 107.91 feet to a point, S 85 deg. 10 min. 07 sec. W 118.61 feet to a point, S 75 deg. 26 min. 03 sec. W 90.85 feet to a point, S 78 deg. 48 min. 28 sec. W 101.08 feet to the beginning.

Being the same property conveyed to Robert W. Holly, Jr., a single man, by deed from Doris M. Wayman, Marvin P. Farmer, Jr., Horace L. Farmer and Raymond A. Farmer, dated 01/12/2005, of record in Instrument No. 20050118-0006317, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 0 Ashland City Hwy, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the ~~30th~~ 31st day of July, 2019.

Robert W. Holly, Jr.

STATE OF Florida
COUNTY OF Pasco

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert W. Holly, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~30th~~ 31st day of July, 2019.

06/13/2021
My commission expires:

Notary Public

Delbert Jerome Ford
Notary Public
State of Florida
My Comm. Exp. 06/13/2021
Commission No. GG 110568