Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF October, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William G. Dickerson	New owner	
(NAME)	(NAME)	177 00 0 003.00
312 Eddy Lane		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JANICE SUSAN BILLINGSLEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM G. DICKERSON AND WIFE GLYNA DICKERSON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

Karen Johnson Davidson County
Batch# 306472 DEEDWARR
10/25/2019 01:36:38 PM 4 pgs
Fees: $23.00 Taxes: $4,810.00



20191025-0109760

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 9055 Old Harding Pike, Franklin, TN 37064
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 23 day of October, 2019

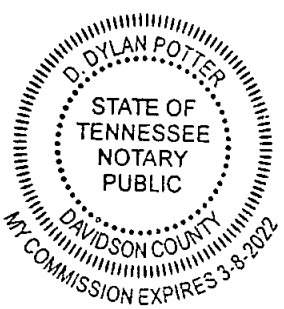
Janice Susan Billingsley
JANICE SUSAN BILLINGSLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 23rd day of October, 2019.

Commission expires:



Notary Public

EXHIBIT "A"

BEING AND LYING IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND THE 1ST CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, AND LYING SOUTH OF OLD HARDING PIKE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A IRON PIN FOUND ON THE SOUTH R.O.W. OF OLD HARDING PIKE HAVING STATE PLANE COORDINATES OF N: 606059.89, E: 1660754.15; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE NORTHEAST CORNER OF DAVID MCFADDEN ETUX; THENCE WITH THE SOUTH R.O.W. OF OLD HARDING PIKE, N 81°01'48" E For A Distance Of 100.33'; THENCE N 79°46'00" E For A Distance Of 232.81'; THENCE With A Curve Turning To The Left With A Radius Of 504.68', With A Chord Bearing Of N 57°45'25"E,With A Chord Length Of 410.69'; THENCE N 34°01'26" E For A Distance Of 60.62'; THENCE N 32°44'11" E For A Distance Of 78.17'; THENCE N 32°59'37" E For A Distance Of 34.03' To A IRON PIN FOUND (#1444) HAVING STATE PLANE COORDINATES OF N: 606480.54, E: 1661524.44; SAID IRON PIN FOUND BEING THE NORTHERN MOST NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE NORTHWEST CORNER OF MICHAEL UNDERWOOD ETUX; THENCE LEAVING SAID ROAD WITH UNDERWOOD, S 16°58'31" W For A Distance Of 41.63' To A IRON PIN FOUND (#1444); THENCE S 06°55'47" E For A Distance Of 140.29' To A IRON PIN FOUND (#1444); SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF UNDERWOOD; THENCE CONTINUING WITH UNDERWOOD, S 56°09'52" E For A Distance Of 13.34' To A IRON PIN FOUND (#1444); THENCE S 86°32'45" E For A Distance Of 179.69' To A IRON PIN FOUND (#1444); THENCE S 89°51'37" E For A Distance Of 222.73' To A IRON PIN FOUND (#1444); THENCE N 75°07'00" E For A Distance Of 78.14' To A IRON PIN FOUND (#1444); THENCE N 59°07'25" E For A Distance Of 117.95' To A IRON PIN FOUND (#1444); THENCE N 50°31'46" E For A Distance Of 157.08' To A IRON PIN FOUND (#1444); SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF UNDERWOOD, THE WEST BOUNDARY OF NANCY DILLON, AND THE EASTERN MOST NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE WITH DILLON AND A FENCE, S 26°30'42" E For A Distance Of 244.59' To A STEEL FENCE POST; THENCE S 26°51'50" E For A Distance Of 338.64' To A STEEL FENCE POST; THENCE S 20°16'31" E For A Distance Of 69.82' To A STEEL FENCE POST; THENCE S 02°54'19" E For A Distance Of 296.10' To A STEEL FENCE POST; THENCE S 06°09'26" E For A Distance Of 204.60' To A 40" Beech; THENCE S 04°26'38" E For A Distance Of 511.73' To A STEEL FENCE POST; THENCE S 12°50'01" E, PASSING THE APPROXIMATE DAVIDSON/WILLIAMSON COUNTY LINE, For A Distance Of 317.86' To A 8" HICKORY; THENCE S 19°02'08" E For A Distance Of 344.48' To A 14" HICKORY; SAID TREE BEING THE SOUTHWEST CORNER OF DILLON (RODCT), AND THE NORTHWEST CORNER OF MARY LITTLE (ROWCT); THENCE WITH LITTLE (ROWCT) AND CONTINUING WITH A FENCE, S 40°43'33" W For A Distance Of 151.81' To A 12" WHITE OAK; Thence S 19°16'18" W For A Distance Of 243.06' To A WOOD FENCE POST; Thence S 00°42'03" W For A Distance Of 924.78' TO A 38" RED OAK; SAID TREE BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHWEST CORNER OF LITTLE, AND THE NORTH BOUNDARY OF EAST FORK FARMS L P (ROWCT); THENCE WITH EAST FORK FARMS L P (ROWCT) AND CONTINUING WITH A FENCE, N 38°50'25" W For A Distance Of 580.49' To A 4" MAPLE; THENCE N 53°53'36" W For A Distance Of 527.94' To A 42" Beech; THENCE N 54°15'23" W For A Distance Of 656.87' To A STEEL FENCE POST; THENCE N 41°08'03" W For A Distance Of 405.82' To A STEEL FENCE POST; THENCE N 36°40'28" W For A Distance Of 389.05' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHEAST CORNER OF TIMOTHY TEAGUE ETUX (ROWCT); THENCE LEAVING SAID FENCE WITH TEAGUE (ROWCT), N 24°18'55" E, PASSING THE APPROXIMATE DAVIDSON/WILLIAMSON COUNTY LINE, For A Distance Of 389.06' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF TEAGUE (ROWCT), AND THE SOUTHEAST CORNER OF DAVID MCFADDEN ETUX (RODCT) THENCE WITH MCFADDEN (RODCT), N 24°18'55" E For A Distance Of 300.77' To A STEEL FENCE POST; THENCE N 18°13'54" W For A Distance Of 141.31' To A STEEL FENCE POST; THENCE N 28°57'29" W For A Distance Of 143.63' To A STEEL FENCE POST; THENCE N 18°13'19" W For A Distance Of 145.77' To A STEEL FENCE POST; THENCE N 26°51'04" W For A Distance Of 230.13' To A STEEL FENCE POST; THENCE N 21°24'12" W For A Distance Of 107.79' To The Point Of Beginning And Containing 97.27 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, JULY 30, 2019.

EXHIBIT "A" CONTINUED

Being part of the same property conveyed by Warranty Deed from Willie Linton McPherson to Dennis A. Gore, Jr. and wife, Edwina E. Gore, as recorded on the 5th day of January, 1973 in Deed Book 4670, Page 158, in the Register's Office of Davidson County, Tennessee and Book 2277, page 254, Register's office for Williamson County, Tennessee. Edwina E. Gore died on April 15, 2008 leaving Dennis A. Gore, Jr. as sole surviving Tenant by the Entirety. Dennis A. Gore, Jr. died testate on June 13, 2010. Janice Susan Gore Billingsley aka Janice Susan Billingsley is the devisee under the Will of Dennis A. Gore, Jr. probated under No. P5939, in the Probate Court of Williamson County, Tennessee, at Franklin.

Being part of the same property conveyed by Executor's Quitclaim Deed from Janice Susan Billingsley, Executrix of the Estate of Dennis Augustus Gore, Jr. to Janice Susan Billingsley, as recorded on the 4th day of October, 2013 in Instrument No. 20131004-0104559, in the Register's Office of Davidson County and recorded on the 30th day of August, 2013 in Deed Book 6023, Page 898, in the Register's Office of Williamson County, said Register's Office. Said Deed contained an erroneous legal description which did not reference the out sales of certain parcels of land which were included in said legal description. The legal descriptions should have referenced the following deeds containing parcels included in the legal description, but excluded from conveyance: Land described in Deed of record in Book 5189, page 565, Book 5748, page 736, Book 5823, page 487, Book 5840, page 462, Book 5855, page 355, Book 9116, page 968, Book 10750, page 745 and in Instrument No. 20060626-0075654, all in the Register's Office for Davidson County, Tennessee and in Book 402, page 703, Book 1125, page 706 and in Book 1609, page 963, Register's Office for Williamson County, Tennessee.