Prepared by:
~~RECORD AND RETURN TO~~:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW190724

WARRANTY DEED

Karen Johnson Davidson County
Batch# 311033 DEEDWARR
11/05/2019 08:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20191105-0113872

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of October, 2019.

NOTARY PUBLIC

My commission expires:

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spring Branch Partners, LLC 654B Wedgewood Ave. Nashville, TN 37203	Same as New Owner	034 03 0 064.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Thousand and 00/100 Dollars ($320,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BENJAMIN WILSON AND WHITNEY WILSON, TRUSTEES FOR THE BENJAMIN WILSON REVOCABLE TRUST AND WHITNEY WILSON AND BENJAMIN WILSON, TRUSTEES FOR THE WHITNEY WILSON REVOCABLE TRUST**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SPRING BRANCH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being a tract of land in the 2nd Civil District of Davidson County, Tennessee, located east of Paula Drive and west of East Hill Drive and being north of Twin Hills Drive, described according to a survey prepared by Paul G. Weatherford, RLS#1941, whose address is 1301 Central Court, Hermitage, TN 37076, dated March 27, 2007, project number WA291, being more particularly described as follows:

Unless stated otherwise, any found concrete monument referred to herein is an old four-inch square monument with a brass cap and punch hole. Any monument referred to herein as an iron rod set is a new five-eights inch diameter rebar with yellow plastic cap atop stated "PGW TN 1941." All bearings stated here are referenced to Tennessee Grid north (NAD83).

Beginning at an old one-half inch iron rod being the southeast corner of Shepherd Hills, Section 4, Lot 247, of record in Plat Book 2854, page 100, said iron rod being on the southerly line of Lot No. 2 of the Re-subdivision of Lot 2 of Section One of the Addition to Shepherd Hills of record in Plat Book 62, page 630, Register's Office for Davidson County, Tennessee. Thence, South 48 deg. 03' 39" East a distance of 584.24 feet to a concrete monument found being a corner common with Bobby D. Tidwell, et ux, of record in Book 9448, page 570 and to Lot No. 1 of the 3rd Addition to Shepherd Hills, W.D. Tidwell Subdivision of record in Book 4350, page

concrete monument found being a common corner with Lot 171. Thence with said Lot 171 South 43 deg. 09' 38" West passing a one-half inch iron rod found at a distance of 136.76 feet being the corner of Lot 170 of the Zone Lot division Lot 170, Shepherd Hills, Section No. 5, of record in Plat Book 6900, page 126, proceeding for a total distance in all of 286.59 feet to a concrete monument found at the corner of said Lot 170 same being a common corner with Lot 169 of the aforementioned Shepherd Hills Section No. 5. Thence with Lot 169 South 38 deg. 08' 35" West a distance of 247.93 feet to a concrete monument found being a common corner with Lot 167 and said Lot 168. Thence South 31 deg. 08' 47" West a distance of 152.55 feet to a one inch iron rod found in the westerly line of Lot 166, same being a common corner with Lot 160 of the Combination of Lot 160, Shepherd Hills, Section No. 3 of record in Book 4350, page 36. Thence with said Lot 160 the following two calls: North 56 deg. 35' 01" West a distance of 370.00 feet to an iron rod set. Thence with a non-tangential curve to the left having a delta angle of 4 deg. 00' 59" a radius of 1775.00 feet to an arc length of 124.43 feet, and a chord bearing of South 30 deg. 42' 28" West, with a chord length of 124.40 feet to a concrete monument found on the easterly right-of-way margin of Spring Branch Drive (having a fifty-foot wide right-of-way). Thence leaving said Lot 160 North 60 deg. 19' 39" West a distance of 50.00 feet to an iron rod set on the westerly margin of said Spring Branch Drive, said iron rod being on the easterly line of Lot 146 of Shepherd Hills, Section No. 3 of record in Book 2854, page 100, same being a common line with Homer H. Cole, et ux, of record in Deed Book 4541, page 548. Thence with Cole the following two calls: proceed with a non-tangential curve to the right having a delta angle of 0 deg. 29' 47" a radius of 1825.00 feet, with an arc length of 15.81 feet, with a chord bearing of North 29 deg. 55' 14" East, with a chord length of 15.81 feet to an iron rod set. Thence North 49 deg. 40' 49" West a distance of 222.98 feet to a concrete monument found being a corner common with Lot 145 and said Lot 146 and with Lot 251 of the aforementioned Shepherd Hills, Section No. 4. Thence with said Lot 251 North 35 deg. 29' 27" East a distance of 200.01 feet to a concrete monument found being a corner common with Lot 250 and said Lot 251. Thence North 41 deg. 23' 11" East a distance of 399.64 feet to a concrete monument found being a corner common with Lot 249 and 248. Thence North 45 deg. 37' 11" East passing a concrete monument found at a distance of 200.39 feet being the corner of Lot 248 and Lot 247, for a total distance in all of 399.14 feet to the point of beginning, containing 549,639 square feet, or 12.62 acres, more or less.

Being the same property conveyed to Benjamin C. Wilson, by Quitclaim Deed from Gracin Properties, LLC, dated 2/14/2011, recorded 4/7/2011, of record in Instrument No. 20110407-0026871, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Gracin Properties, LLC by Warranty Deed from Travis B. Thompson, married, dated 3/14/2008, recorded 3/24/2008, of record in Instrument No. 20080324-0028507, said Register's Office. Further conveyed to Benjamin Wilson and Whitney Wilson, as Trustees for the Benjamin Wilson Revocable Trust and Whitney Wilson and Benjamin Wilson Trustees for the Whitney Wilson Revocable Trust by Quit Claim Deed from Benjamin C. Wilson, dated August 7, 2017 and recorded in Instrument No. 20170815-0083626, said Register's Office.

*and corrected through Instrument No. 201911050113871

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of October, 2019.

THE BENJAMIN WILSON REVOCABLE TRUST

_____, TRUSTEE

BY: Benjamin Wilson, Trustee

THE WHITNEY WILSON REVOCABLE TRUST

_____, Trustee

BY: Whitney Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Benjamin Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Benjamin Wilson Revocable Trust, the within named bargainor and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself as, Trustee.

WITNESS my hand and seal, this the 31st day of October, 2019.

SARAH E. SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 12-6-2022

_____
Notary Public
My commission expires: 12-6-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Whitney Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Whitney Wilson Revocable Trust the within named bargainor and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by herself as, Trustee.

WITNESS my hand and seal, this the 31st day of October, 2019.

SARAH E. SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 12-6-2022

_____
Notary Public
My commission expires: 12-6-22

Returned to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

