THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 314818 DEEDWARR
11/13/2019 09:58:10 AM 4 pgs
Fees: $23.00 Taxes: $11,710.50

20191113-0116882

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Isaacs	William Isaacs	MAP 15800000300 AND
2217 Old Hickory Blvd.	2217 Old Hickory Blvd.	PARCEL 15800006700
Nashville, TN 37215	Nashville, Tennessee 37215	
(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, **Donna L. Richardson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Isaacs and Renee Isaacs**

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:

Tract 1:

Land in the Seventh (7th) Civil District of Davidson County, Tennessee, being Tract 2 on the unrecorded plan of the Rowan Estates described according to a survey made by Turner Engineering Company, Inc. dated January 5, 1970, as follows:

Beginning at an iron pin in the Southerly margin of Old Hickory Boulevard at the common corner of Tracts No. 2 and 3; thence leaving the Boulevard, South 18 degrees 43 minutes West 811.01 feet to an iron pin; thence South 18 degrees 02 minutes East 97.4 feet to an iron pin; thence South 70 degrees 49 minutes West 285 feet to an iron pin, common rear corner of Tracts No, 1 and 2; thence with the line between said tracts, North 14 degrees 30 minutes East 1065.6 feet to an iron pin the Southerly margin of Old Hickory Boulevard; thence with the Boulevard South 71 degrees 35 minutes 245 feet to the beginning,

Tract 2:

Two tracts of land in the 7th Civil District of Davidson County, Tennessee and partially in Williamson County, Tennessee, being Lots 10 (Tract 1) and 11 (Tract 2), as shown on the preliminary plan of the Alexander property and more particularly described as follows:
(1) Beginning at a point in the South right-of-way of a proposed road having a right-of-way width of 50 feet, said point being in the Northeast corner of the herein described tract and the Northwest corner of Lot 11. Also being South 70 degrees 49 minutes West a distance of 230 feet, more or less, from an iron pin in the South right-of-way line of proposed road, said pin being in the Northeast corner of Lot 11 and the Northwest corner of Lot 12, and proceeding as follows: Leaving said right-of-way, South 19 degrees 11 minutes East a distance of 373.6 feet, more or less, to a point in a fence line; thence with said fence, South 70 degrees 49 minutes West a distance of 265 feet, more or less, to a point; thence leaving said fence, North 10 degrees 47 minutes West a distance of 387 feet, more or less, to a point in the South right-of-way line of a 50-foot proposed road; thence with said right-of-way, North 70 degrees 49 minutes East a distance of 210 feet, more or less, to the point of beginning as per office survey by Turner Engineering Company dated January 17, 1974.

(2) Beginning at an iron pin in the Northeast corner of the herein described tract, said pin being in the Northwest corner of what is shown as Lot 12, said pin being in the East and South right-of-way of a proposed roadway having a right-of-way width of 50 feet and being 25 feet from the center line of said proposed road and proceeding as follows: Leaving said right-of-way, and with the West boundary of Lot 12, South 19 degrees 11 minutes East a distance of 373.6 feet to a point in a fence line; thence with said fence line South 70 degrees 49 minutes West a distance of 230 feet, more or less, to a point; thence leaving said fence line North 19 degrees 11 minutes West a distance of 373.6 feet, more or less, to a point in the South right-of-way of a proposed road; thence with said right-of-way, North 70 degrees 49 minutes East a distance of 230 feet, more or less to the point of beginning as per office survey of Turner Engineering Company, dated January 17, 1974.

Tract 3:

A tract of land located in the 2nd Civil District (formerly the 7th Civil District) of Davidson County, Tennessee and being a part of Parcel 122 on Tax Map 158 and being more particularly described as follows:

Beginning at an old iron pin in the Southerly margin of a 50' access easement, said pin being 866' more or less, South of the Southerly right-of-way of Old Hickory Boulevard and being the Northeast corner of Parcel 3 on Tax Map 158 and proceeding as follows:

1. With the Southerly margin of said 50 foot access easement South 70 degrees 49 minutes West a distance of 440,0 feet to an old iron pin at the Northwest corner of Parcel 3; thence,

2. North 24 degrees 54 minutes West a distance of 50.25 feet to a point in the Northerly margin of said 50 foot access easement; thence,

3. With the Northerly margin of said easement North 70 degrees 49 minutes East a distance of 445.13 feet to a point; thence,

4. South 19 degrees 01 minutes 30 seconds East a distance of 50.0 feet to the point of beginning containing 0.50 Acres plus or minus.

Included in the above description but expressly excluded therefrom is the following described property which is a part of Tract 2 (2) above and which was conveyed to Richardson M. Roberts by quitclaim deed dated October 31, 2006, from William Richardson, of record as Instrument No. 20061101-0135635, Register's Office for Davidson County, Tennessee;

A small tract or parcel of land lying in the 34th Council District of Metropolitan Nashville and Davidson County, Tennessee, said tract being located 930 feet South of Old Hickory Boulevard at the South terminus of a 50 foot wide private access road, and said tract is adjacent to, and North of, Otter Creek, and being further described as follows;
Beginning at an iron pin being the North corner of the herein described property, and said point of beginning is located as follows: beginning at a point at the intersection of Hillsboro Pike and Old Hickory Boulevard, thence with the center of Old Hickory Boulevard North 71 degrees 30 minutes West 2,175 feet, more or less, to the point of intersection of Old Hickory Boulevard and the center line of the aforementioned 50 foot wide private access road; thence Southwestwardly and around a curve with the center of said access road 930 feet to the South terminus of said private access road; thence South 19 degrees 11 minutes 00 seconds East 25.00 feet to an iron pin being the point of beginning for this tract, and also being the Northeast corner of Tract 2 (2), of 9.4 acres conveyed to William Richardson in four tracts of record in Instrument No. 20060210-0016823, Register's Office for Davidson County, Tennessee; thence from said point of beginning with William Richardson's East property line (Tract 2 (2)) and the West property line of a 2.08 acre tract conveyed to Richardson M. Roberts, of record in Instrument No. 20051206-0146561, South 19 degrees 11 minutes 00 seconds East 290.80 feet to a point in the center of Otter Creek; thence with a new line and with the center of Otter Creek downstream for the following four calls: North 45 degrees 44 minutes 35 seconds West 28.0 feet to a point; North 20 degrees 20 minutes 00 seconds West 70.0 feet to a point; North 55 degrees 00 minutes 00 seconds West 26.0 feet to a point; South 75 degrees 00 minutes 00 seconds West 45.0 feet to a point; thence leaving Otter Creek and with a new line North 4 degrees 10 minutes 30 seconds East 186.70 feet to the point of beginning, and containing 0.184 acres, or 8,040 square feet.

Being the same property conveyed to William Richardson and wife, Donna Richardson by Warranty deed from Stephen T. Church and wife, Susan O. Church of record in Book 10275, page 500, Register's Office for Davidson County, Tennessee, dated November 26, 1996 and recorded on December 02, 1996.

Being the same property conveyed to William Richardson by Quitclaim deed from Donna L. Richardson of record in Instrument No. 20060210-0016823 Register's Office for Davidson County, Tennessee, dated February 09, 2006 and recorded on February 10, 2006.

Being the same property conveyed to William Richardson and wife, Donna L. Richardson by Quitclaim deed from William Richardson of record in Instrument No. 20151215-0125749

Register's Office for Davidson County, Tennessee, dated December 14, 2015 and recorded on December 15, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2217 Old Hickory Blvd., Nashville, TN 37215.**

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 the 12th day of November, 2019.

Donna L. Richardson

Donna L. Richardson

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 **Donna L. Richardson** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of November, 2019.

My Commission expires: March 3, 2020

Notary Public

R. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal this the 12th day of November, 2019.

My Commission expires: _____

_____
Notary Public