Karen Johnson Davidson County
Batch# 318433 DEEDWARR
11/22/2019 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $18.50
20191122-0120812

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2481

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of November, 2019

Notary Public

Commission Expires: 1/13/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
The West Trinity Ln Trust PO Box 160071 Nashville, TN 37216	NEW OWNER	071-06-0-067.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Cason A. Dickinson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The W. Trinity Ln Trust

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:

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Map of Partition of the Land of Robert Mills, deceased, as of record in Book 161, Page 45, Register's Office for Davidson County, described according to a survey made by Z.J. Wilkinson, Surveyor, March 29, 1952, as follows:

Beginning at an iron pin on the Southerly margin of the new Trinity Lane as now located, 337.24 feet Easterly from the intersection of the Southerly margin of said Trinity Lane and the center of Brick Church Pike; thence with the Southerly margin of said Trinity Lane South 85 degrees 42 minutes East 96.9 feet, South 86 degrees 12 minutes East 100 feet, South 86 degrees 42 minutes East 100 feet, and South 87 degrees 04 minutes East 77.1 feet to the Westerly margin of the Talbot Graveyard, of record in Book 185, Page 494, said Register's Office; thence with the Western boundary line of said Graveyard South 1 degrees 30 minutes West 153.5 feet to the Southwest corner of said Graveyard; thence with the Southern boundary line of said Graveyard South 88 degrees 30 minutes East 208.75 feet to the Southeast corner of said Graveyard; thence with the Eastern boundary line of said Graveyard North 1 degrees 30 minutes East 152 feet to an iron pin on the Southern margin of said Trinity Lane; thence with the Southerly margin of said Trinity Lane South 88 degrees 28 minutes East 14.1 feet and South 88 degrees 30 minutes East 121.4 feet to an iron pin at the South base of a 16 inch hackberry; thence South 7 degrees East 313 feet to a corner post; thence with a base of an old stone wall North 85 degrees 30 minutes West 165 feet to an iron pin; thence South 39 degrees 30 minutes West 56 feet to a sycamore on the bank of a creek; thence North 87 degrees 30 minutes West; crossing said creek, in all 582 feet to a point 280 feet Easterly from the center of said Brick Church Pike; thence North 4 degrees 15 minutes East 350 feet to the beginning, containing 5.7 acres, more or less.

Included but excluded from the above described tract of land is that part taken by the State of Tennessee for the use and benefit of the Commissioner, Department of Highways by Judgment of record in Book 3372, Page 263, said Register's Office, described as follows:

Land in the 12th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Map of partition of the land of Robert Mills, deceased, as of record in Book 161, page 45, Register's Office for Davidson County, Tennessee, and described as follows:

Tract No. 1:

Beginning at a point in the Northwest corner of the lands of Behr and Parker and runs with their West boundary line South 4 degrees 15 minutes West, 353 feet to a point in their South boundary line; thence with said boundary line South 82 degrees 28 minutes East, 412 feet to a point; thence North 40 degrees 35 minutes East, 234 feet to a point in the South boundary line of Talbot Cemetery; thence with said boundary line North 84 degrees 32 minutes West, 180 feet to a point; thence with said boundary line North 5 degrees 28 minutes East 153.5 feet to a point in the South margin of West Trinity Lane; thence with said margin North 84 degrees 32 minutes 26 seconds West, 74 feet to a point; thence with said boundary line North 82 degrees West 300 feet to the point of beginning, containing 14,994 square feet, more or less.

Tract No. 2:

Beginning at a point in the Northeast corner of the Talbot Cemetery and runs with the east boundary line of said cemetery South 5 degrees 28 minutes West 125.5 feet to a point; thence North 82 degrees 58 minutes East, 152 feet to a point in Behr and Parker's East boundary line; thence with said boundary line North 2 degrees 40 minutes West 86 feet to a point in the South margin of Brick Church Pike; thence with said margin, North 84 degrees 32 minutes 26 seconds West, 12 feet to a point; thence with said margin North 5 degrees 28 minutes East, 5 feet to a point, thence with said margin North 4 degrees 32 minutes 26 seconds West, 124 feet to the point of beginning, containing 15,330 square feet, more or less.

Being the same property conveyed to Cason A. Dickinson by Trustee's Deed from William Lamar Newport, Trustee for the Bankruptcy Estate of George W. Holder Jr. of record in Book 9228, Page 194, Register's Office for Davidson County, Tennessee, dated December 20, 1993 and recorded on January 24, 1994.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: West Trinity Lane, Nashville, TN 37207

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of November, 2019.

Cason A. Dickinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cason A. Dickinson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of November, 2019.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 1/13/20

True Copy Certification

I, **Jennifer L. Pennell,** 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020