This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 320208 DEEDWARR
11/26/2019 11:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,849.63
20191126-0122286

L&L#7322A

ADDRESS NEW OWNER:
The Back 40 Trust
3310 West End Ave #400
Nashville TN 37203

SEND TAX BILL TO:
Owner

MORTGAGEE:

Parcel ID:
017-00-0-135 p/o

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William F. Cockrill and wife, Anna-Lee Cockrill,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Legina Chaudoin, Trustee of The Back 40 Trust**, hereinafter called the GRANTEE, its heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BOUNDARY LINE DESCRIPTION OF TRACT 2 OF THE ANNA-LEE COCKRILL PROPERTY, SAID PROPERTY BEING A TRACT OR PARCEL OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN IN THE SOUTH MARGIN OF LICKTON PIKE, SAID PIN BEING THE NORTHEAST CORNER OF THE CHARLES LEITCH PROPERTY (DEED BOOK 4252 PAGE 938 RODC TN) AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE WITH SAID MARGIN OF SAID ROAD AS FOLLOWS: NORTH 58 DEGS. 00 MINS. 34 SECS. EAST 259.99 FEET TO AN IRON PIN, ALONG A CURVE, SAID CURVE HAVING A RADIUS OF 1832.86 FEET, A CHORD OF NORTH 62 DEGS. 41 MINS. 49 SECS. EAST 299.56 FEET AND A ARC LENGTH OF 299.89 FEET TO AN IRON PIN, SAID PIN BEING THE NORTHWEST CORNER OF THE RICHARD WALKER PROPERTY (DEED BOOK 3939 PAGE 460 RODC TN) AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE LEAVING SOUTH MARGIN OF LICKTON PIKE AND RUNNING SOUTH 14 DEGS. 01 MINS. 28 SECS. EAST 190.99 FEET (PASSING THRU A WITNESS PIN AT 178.23 FEET) TO A POINT AT OR NEAR THE CENTER OF A BRANCH, THENCE WITH SAID BRANCH AS FOLLOWS: SOUTH 77 DEGS. 25 MINS. 31 SECS. WEST 227.14 FEET TO A POINT, SOUTH 63 DEGS. 10 MINS. 05 SECS. EAST 195.76 FEET TO A POINT, THENCE LEAVING SAID BRANCH AND RUNNING SOUTH 02 DEGS. 51 MINS. 54 SECS. WEST 22.08 FEET TO A POINT IN THE CENTER OF A 30 FOOT INGRESS – EGRESS EASEMENT, THENCE WITH SAID EASEMENT AS FOLLOWS: SOUTH 89 DEGS. 32 MINS. 21 SECS. WEST 44.95 FEET TO A POINT, SOUTH 81 DEGS. 21 MINS. 12 SECS. WEST 22.54 FEET TO A POINT, THENCE LEAVING CENTER OF 30 FOOT INGRESS-EGRESS EASEMENT AND RUNNING WITH THE BOUNDARY LINE FENCE DIVIDING THE MELISSA GALBREATH PROPERTY AND THE TRACT HEREIN DESCRIBED AS FOLLOWS: SOUTH 19 DEGS. 49 MINS. 50 SECS. EAST 141.40 FEET TO AN IRON PIN, SOUTH 20 DEGS. 40 MINS. 37 SECS.

EAST 50.60 FEET TO A FENCE POST, SOUTH 21 DEGS. 40 MINS. 32 SECS. EAST 316.63 FEET TO A FENCE POST, SOUTH 22 DEGS. 03 MINS. 41 SECS. EAST 124.66 FEET TO AN IRON PIN, SOUTH 81 DEGS. 30 MINS. 34 SECS. EAST 159.67 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHEAST CORNER OF MELISSA GALBREATH PROPERTY AND THE SOUTHWEST CORNER OF THE BRANDON KISER PROPERTY (DEED BOOK 20080829 PAGE 89065 RODC TN), THENCE SOUTH 81 DEGS. 16 MINS.03 SECS. EAST 180.68 FEET TO AN IRON PIN, THENCE LEAVING SAID KISER PROPERTY AND RUNNING WITH THE WEST BOUNDARY LINE FENCE OF THE W. D. COX PROPERTY (DEED BOOK 4320 PAGE 170 RODC TN) AS FOLLOWS: SOUTH 19 DEGS. 23 MINS. 43 SECS. EAST 245.03 FEET TO AN IRON PIN, SOUTH 21 DEGS. 10 MINS. 21 SECS. EAST 175.39 FEET TO AN IRON PIN, SOUTH 15 DEGS. 57 MINS. 28 SECS. EAST 33.90 FEET TO A FENCE POST, SOUTH 15 DEGS. 47 MINS. 27 SECS. EAST 126.11 FEET TO A FENCE POST, SOUTH 09 DEGS. 30 MINS. 50 SECS. EAST 33.73 FEET TO AN IRON PIN, SOUTH 04 DEGS. 43 MINS. 27 SECS. EAST 50.21 FEET TO A FENCE POST, SOUTH 03 DEGS. 46 MINS. 55 SECS. EAST 175.89 FEET TO AN PIN, SOUTH 06 DEGS. 06 MINS. 01 SECS. EAST 97.24 FEET TO AN IRON PIN, SOUTH 17 DEGS. 07 MINS. 01 SECS. EAST 20.52 FEET TO AN IRON PIN, SOUTH 26 DEGS. 18 MINS. 41 SECS. EAST 215.90 FEET TO AN IRON PIN, SOUTH 02 DEGS. 02 MINS. 45 SECS. EAST 20.85 FEET TO AN IRON PIN, SOUTH 08 DEGS. 35 MINS. 49 SECS. WEST 191.54 FEET TO AN IRON PIN IN THE NORTH BOUNDARY LINE FENCE OF THE CHAD COLLIER PROPERTY (DEED BOOK 20161114 PAGE 119724 RODC TN), SAID PIN BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE WITH SAID BOUNDARY LINE FENCE AS FOLLOWS: NORTH 84 DEGS. 12 MINS. 19 SECS. WEST 290.39 FEET TO AN IRON PIN, NORTH 83 DEGS. 40 MINS. 49 SECS. WEST 488.72 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE LEAVING NORTH BOUNDARY LINE FENCE OF THE COLLIER PROPERTY AND RUNNING NORTH 00 DEG. 27 MINS. 21 SECS. EAST 149.81 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHEAST CORNER OF THE KEITH GALBREATH PROPERTY (DEED BOOK 20130702 PAGE 68345 RODC TN), THENCE RUNNING WITH EAST BOUNDARY LINE OF SAID GALBREATH PROPERTY AS FOLLOWS: NORTH 35 DEGS. 11 MINS. 47 SECS. WEST 783.89 FEET TO AN IRON PIN, NORTH 35 DEGS. 11 MINS. 47 SECS. WEST 362.84 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHEAST CORNER OF TRACT 1 OF THE ANNA-LEE COCKRILL PROPERTY, THENCE NORTH 16 DEGS. 18 MINS. 33 SECS. EAST 756.86 FEET TO AN IRON PIN IN THE CENTER-LINE OF A 30 FOOT INGRESS-EGRESS EASEMENT, THENCE NORTH 20 DEGS. 53 MINS. 21 SECS. WEST 156.24 FEET TO THE POINT OF BEGINNING CONTAINING 39.73 ACRES MORE OR LESS BY SURVEY PREPARED BY PAUL BURTON CROCKETT, TN RLS NO 1394, DATED MARCH 19, 2018.

Being part of the same property conveyed to William F. Cockrill and wife, Anna-Lee Cockrill by Deed dated June 22, 2018 from William F. Cockrill and wife, Anna-Lee Cockrill, of record in Instrument Number 20180622-0060621, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 5615 Lickton Pike, Goodlettsville, TN 37072. Possession is to be given on November 22, 2019. The Grantee assumes the responsibility for re-certifying the property on greenbelt. If the Grantee elects not to re-certify the property, roll-back taxes, if any, assessed against the above described property will be paid by the Grantee.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 22nd day of November, 2019.

William F. Cockrill

Anna-Lee Cockrill

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William F. Cockrill and wife, Anna-Lee Cockrill,** the bargainors, 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 office this 22nd day of November, 2019.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

My Commission Expires: 6-7-22

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$499,900.00**.

AFFIANT

Subscribed and sworn to before me on this 22nd day of November, 2019.

NOTARY PUBLIC

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2-2-2021

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2-4-20