Karen Johnson Davidson County
Batch# 323367 DEEDWARR
12/03/2019 08:22:08 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191203-0124063

Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map: 19-124 Parcel: 134.00

WARRANTY DEED

Property Address & New Owner:
GREGORY D. DEW and
KELLEY G. DEW, Trustees of the
DEW REVOCABLE LIVING TRUST
3261 Thoroughbred Drive
Hermitage, TN 37086

Mail Tax Statement to:
Gregory D. Dew
Kelley G. Dew
3261 Thoroughbred Drive
Hermitage, TN 37086

The GRANTORS, **GREG DEW and wife, KELLEY DEW,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

GREGORY D. DEW and KELLEY G. DEW, Trustees of the DEW REVOCABLE LIVING TRUST, dated November 11, 2019

The DEW REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION

Being the same property conveyed to Greg Dew and wife, Kelley Dew, by Warranty Deed of record at Instrument No. 20060607-0067392 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to an Application for Greenbelt Assessment of record in Book 10447, page 137 and in Book 9008, page 819; Easement for sewer of record in Book 10273, page 365; Restrictions of record in Book 10186, page 472; Building setback line 175' off Thoroughbred Drive and 75' off Palomino Place, and that any home constructed on this property shall face Thoroughbred Drive; all in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all

persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 11th day of November, 2019, by the undersigned.

GREG DEW

KELLEY DEW

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **GREG DEW** and **KELLEY DEW,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 11th day of November, 2019.

NOTARY PUBLIC

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm. Exp. 3-7-2021

My Commission Expires: _____

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(F).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 11th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 3-7-2021

Land lying in the 12th Councilmanic District, Davidson County, Tennessee, and being further described as follows:

Beginning at an old iron rod, said rod being the southeasterly corner of the Joe Jr. and Carol I. Valent, Trustees property, of record in Instrument # 20031009-149707, Register's Office Davidson County, Tennessee;

Thence, with Valent's easterly line, N 08°10'14" E-51.90 feet to an old iron rod;

Thence, continuing with Valent's easterly line, N 07°36'55" E-50.51 feet to an old iron rod, said rod being the southwesterly corner of the U.S.A. property;

Thence, leaving Valent's line and with the U.S.A.'s southerly line, S 69°16'54" E-26.33 feet to an old iron rod, said rod being a northwesterly corner of the Mark S. and Lori L. Pope property, of record in Deed Book 11489, Page 264, R.O.D.C., TN;

Thence, leaving the U.S.A.'s line, and with Pope's line, S 07°18'02" W-513.53 feet to an old iron rod;

Thence, continuing with Pope's line, N 82°10'34" W, passing over an old iron rod at 117.50 feet, a distance of 367.50 feet to an old iron rod;

Thence, continuing with Pope's line, S 07°49'26" W-25.00 feet to an old iron rod in a curve in the northerly margin of the cul-de-sac on Palamino Drive;

Thence, continuing with the northerly margin of Palamino Drive, with a curve to the left, having a radius of 50.00 feet, a delta angle of 48°11'01", a chord being S 73°43'56" W-40.82 feet, a length of 42.05 feet to an old iron rod;

Thence, continuing with the northerly margin of said road, with a curve to the right, having a radius of 25.00 feet, a delta angle of 48°11'01", a chord being S 73°44'18" W-20.41, a length of 21.02 feet to an old iron rod;

Thence, continuing with the northerly margin of said road, N 82°10'34" W-425.12 feet to an old iron rod, said rod being the southerly radius return at the intersection of Palamino Drive and Thoroughbred Drive;

Thence, with a curve to the right, having a radius of 25.00 feet, a delta angle of 90°00'00", a chord being N 37°10'34" W-35.36 feet, a length of 39.27 feet to an old iron rod in the easterly margin of Thoroughbred Drive;

Thence, with the easterly margin of Thoroughbred Drive, N 07°49'26" E-373.51 feet to an old iron rod;

Thence, continuing with the easterly margin of said road, with a curve to the left, having a radius of 56,573.73 feet, a delta angle of 00°04'10", a chord being N 07°47'22" E-68.50 feet, a length of 68.50 feet to an old iron rod, said rod being the southwesterly corner of the aforementioned Valent property;

Thence, leaving the margin of said road, and with Valent's southerly line, S 82°10'28" E-843.07 feet to the point of beginning.

Containing 8.962 acres.