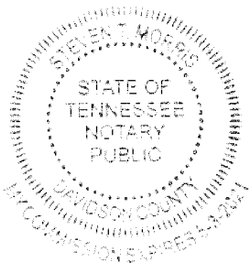
Karen Johnson Davidson County
Batch# 323476 DEEDWARR
12/03/2019 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20191203-0124330

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $430,000.00. Affiant Subscribed and sworn to before me, this the 14th day of November, 2019. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Donelson IV		04000004100
P.O. Box 60555	New Owner	
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARD J. TREST AND DEBORAH TREST, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN DONELSON, IV, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One:
Land in Davidson County, Tennessee, described as follows:

Beginning at the southwest intersection of Whites Creek Pike and Old Hickory Boulevard; thence along the right of way of Whites Creek Pike, South 11 deg. 10 min. 49 sec. East 64.19 feet to the northeast corner of an existing stone building; thence along the face of said building South 10 deg. 37 min. 08 sec. East 21.97 feet; thence leaving building and continuing along said right of way South 02 deg. 56 min. 46 sec. East 25.19 feet; thence leaving said right of way South 79 deg. 59 min. 10 sec. West 54.80 feet to a point in the center of Whites Creek; thence along said Creek North 36 deg. 15 min. sec. West 133.72 feet to a point on the south right of way of Old Hickory Boulevard; thence along said right of way North 80 deg. 57 min. 17 sec. East 38.80 feet; thence North 83 deg. 13 min. 33 sec. East 25.19 feet; thence North 87 deg. 24 min. 39 sec. East 51.95 feet, to the point of beginning, containing 0.23 acres, more or less, as described according to a survey by John Kohl & Company, P.C., Job No. 57253-397, Patrick S. Coode, Registered Land Surveyor, Tennessee. No. 855, dated March 24, 2005.

Tract Two:
Land in Davidson County, Tennessee, described as follows:

Beginning at a point on the west right of way of Whites Creek Pike said point being South 02 deg. 56 min. 46 sec. East 25.19 feet from the southeast corner of a old stone building; thence continuing along said right of way South 07 deg. 14 min. 22 sec. East 45.38 feet to a point in the center of Whites Creek; thence leaving said right of way and continuing along said Creek South 89 deg. 15 min. 00 sec. West 33.43 feet; thence North 36 deg. 15 min. 00 sec. West 44.55; thence leaving said Creek North 79 deg. 59 min. 10 sec. East 54.80 feet to the point of beginning and containing 0.04 acres, more or less, as described according to a survey by John Kohl & Company, P.C., Job No. 57253-397, Patrick S. Coode, Registered Land Surveyor, Tennessee, No. 855, dated March 24, 2005.

Less and Except that property sold to the State of Tennessee of record at Warranty Deed 20151228-0129739.

Being a portion of the same property conveyed to Richard J. Trest and wife, Deborah Trest by Warranty deed from Chong P. Suber of record in Instrument No. 20050328-0032769 Register's Office for Davidson County, Tennessee, dated March 24, 2005 and recorded on March 28, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4420 Whites Creek Pike Whites Creek, TN 37189, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of November, 2019.

Richard J. Trest

Deborah Trest

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard J. Trest and Deborah Trest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 8th day of November, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022