PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Karen Johnson Davidson County
Batch# 326471 DEEDWARR
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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60720
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Keenan E Allen Cari L. Allen 4322 Little Marrowbone Road Joelton, TN 37080	NEW OWNER

TAX MAP PARCEL NUMBERS: 02900011100 and 03800001200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$245,050.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Henry Gilbert, Charles Gilbert, Jr., and Harris A. Gilbert**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Keenan E. Allen and Cari L. Allen, a married couple**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Map 029-00 Parcel 111.00 Being a parcel of land in the First Councilmanic District of Davidson County, Tennessee, located on Little Marrowbone Road east of Grays Point Road and west of Eatons Creek Road, and being shown as Parcel 111.00 on Davidson County Tax Map 029-00, belonging to Gilbert, as evidenced in Instrument 20150824-0085345 in the Register's Office for Davidson County, Tennessee (RODCT), being more particularly described as follows:

BEGINNING at a point located at State Plane Coordinates North 707,260.35 East 1,698,379.62, said point being 2,870 feet more or less east of the centerline of Grays Point Road and said point being 6,430 feet more or less west of the centerline of Eatons Creek Road and said point being on the north margin of Little Marrowbone Road near the mouth of a ravine, said point being the southeast corner of Parcel 024.00, as shown on Map 037-00, belonging to the Revocable Trust Agreement of Hubert Earl Allen, HI and Margie
G. Allen, as evidenced in Instrument 20190627-0062591, (RODCT), and said point being the southernmost corner of the property herein described, thence;

1. Leaving said margin, and with the east line of said Parcel 024.00, North 07 degrees 01 minutes 57 seconds East, passing an iron pin at 15.00 feet, and continuing a total distance of 708.61 feet to an iron pin, said iron pin being the northeast corner of said Parcel 024.00, thence;
2. With the north line of said Parcel 024.00, North 82 degrees 52 minutes 03 seconds West, a distance of 247.50 feet to an iron pin, said iron pin being the northwest corner of said Parcel 024.00, and said iron pin being on the east line of Parcel 052.00, as shown on Map 037-00, belonging to Keenan E. and wife, Cari Lyn Allen, as evidenced in Deed Book 11625, Page 295, (RODCT), thence;
3. Leaving the north line of said Parcel 024.00, and with the east line of said Parcel 052.00, North 10 degrees 36 minutes 38 seconds West, passing a creek at 28 feet and continuing a total distance of 714.40 feet to an iron pin, said iron pin being the northeast corner of said Parcel 052.00, thence;
4. With the north line of said Parcel 052.00, North 83 degrees 53 minutes 50 seconds West, a distance of 623.31 feet to an iron pin, said iron pin being the northwest corner of said Parcel 052.00, and said iron pin being the northeast corner of Parcel 023.00, as shown on Map 037-00, belonging to Robert Waits, as evidenced in Instrument 20130906-0094179, (RODCT), thence;

5. With the north line of said Parcel 023.00, North 89 degrees 17 minutes 33 seconds West, passing an iron pin at 351.76 feet and continuing a total distance of 366.76 feet to a point near the creek, said point being the southeast corner of Parcel 181.00, as shown on Map 028-00, belonging to Mitchell D. Allen and wife, Tobey Allen, as evidenced in Instrument 20160420-0038234, (RODCT), thence;
6. With the creek, and with the east line of said Parcel 181.00, North 11 degrees 34 minutes 33 seconds East, a distance of 107.69 feet to a point, thence;
7. Continuing with the creek, North 08 degrees 00 minutes 24 seconds East, a distance of 79.63 feet to a point, said point being the northeast corner of said Parcel 181.00, and said point being the southeast corner of Parcel 064.00, as shown on Map 028-00, belonging to Cobble, as evidenced in Deed Book 4487, Page 885, (RODCT), thence;
8. Continuing with the creek, and with the east line of said Parcel 064.00, North 01 degrees 51 minutes 02 seconds West, a distance of 63.61 feet to a point in the center of the creek, thence;
9. Continuing with the center line of the creek, North 21 degrees 47 minutes 11 seconds East, a distance of 164.36 feet to a point in the center of the creek, thence;
10. Continuing with the creek, North 58 degrees 50 minutes 06 seconds East, a distance of 129.25 feet to a point in the center of the creek, thence;
11. Continuing with the creek, North 02 degrees 44 minutes 27 seconds East, a distance of 69.27 feet to a point in the center of the creek, thence;
12. Continuing with the creek, North 05 degrees 57 minutes 05 seconds West, a distance of 139.54 feet to a point at a branch in the center of the creek, thence;
13. Continuing with the creek, North 23 degrees 21 minutes 41 seconds East, a distance of 113.43 feet to a point, said point being the northeast corner of said Parcel 064.00, thence;
14. With the north line of said Parcel 064.00, and with a branch of the creek to the west, North 67 degrees 20 minutes 06 seconds West, a distance of 128.83 feet to a point in the center of the creek, thence;
15. Continuing with the creek, North 47 degrees 36 minutes 58 seconds West, a distance of 59.58 feet to a point, said point being the southeast corner of Parcel 168.00, as shown on Map 028-00, belonging to Chris Campbell, as evidenced in Instrument 20180717-0069457, (RODCT), thence;
16. Leaving the north line of said Parcel 064.00, continuing with the creek, and with the east line of said Parcel 168.00, North 34 degrees 34 minutes 11 seconds West, a distance of 49.75 feet to a point in the center of the creek, thence;
17. Continuing with the creek, North 40 degrees 01 minutes 16 seconds West, a distance of 128.60 feet to a point in the center of the creek, said point being the southernmost corner of Parcel 060.00, as shown on Map 028-00, belonging to Robert E. Proctor, as evidenced in Instrument 20110502-0033246, (RODCT), thence;
18. Leaving the east line of said Parcel 168.00, continuing with the center line of the creek, and with the east line of said Parcel 060.00, North 09 degrees 43 minutes 31 seconds West, a distance of 72.30 feet to a point in the center of the creek, thence;
19. Continuing with the creek, North 06 degrees 27 minutes 39 seconds East, a distance of 30.03 feet to a point in the center of the creek, thence;
20. Continuing with the creek, North 15 degrees 25 minutes 56 seconds West, a distance of 252.59 feet to a point in the center of the creek, thence;
21. Continuing with the creek, North 03 degrees 15 minutes 05 seconds West, a distance of 42.11 feet to a point in the center of the creek, thence;
22. Continuing with the creek, North 65 degrees 00 minutes 45 seconds West, a distance of 77.34 feet to a point in the center of the creek, thence;
23. Continuing with the creek, North 20 degrees 15 minutes 46 seconds West, a distance of 79.28 feet to a point in the center of the creek, thence;
24. Continuing with the creek, North 05 degrees 27 minutes 36 seconds East, a distance of 58.23 feet to a point in the center of the creek, thence;
25. Continuing with the creek, North 23 degrees 40 minutes 56 seconds West, a distance of 59.63 feet to a point in the center of the creek, thence;
26. Continuing with the creek, North 28 degrees 14 minutes 48 seconds West, a distance of 65.42 feet to a point in the center of the creek, thence;
27. Continuing with the creek, North 62 degrees 55 minutes 40 seconds West, a distance of 53.26 feet to a point in the center of the creek, thence;

28. Continuing with the creek, North 21 degrees 03 minutes 19 seconds West, a distance of 19.41 feet to a point in the center of the creek, thence;
29. Continuing with the creek, North 01 degrees 54 minutes 06 seconds East, a distance of 73.73 feet to a point in the center of the creek, thence;
30. Continuing with the creek, North 30 degrees 49 minutes 37 seconds West, a distance of 69.44 feet to a point in the center of the creek, thence; Continuing with the creek, North 45 degrees 11 minutes 19 seconds West, a distance of 103.10 feet to a point in the center of the creek, thence;
31. Continuing with the creek, North 04 degrees 20 minutes 47 seconds West, a distance of 34.81 feet to a point in the center of the creek, thence;
32. Continuing with the creek, North 33 degrees 03 minutes 37 seconds West, a distance of 200.93 feet to a point in the center of the creek, thence;
33. Continuing with the creek, North 34 degrees 36 minutes 35 seconds West, a distance of 138.36 feet to a point in the center of the creek, thence;
34. Continuing with the creek, North 20 degrees 22 minutes 08 seconds West, a distance of 46.80 feet to a point in the center of the creek, said point being the southwest corner of Parcel 055.00, as shown on Map 028-00, belonging to Gilbert, as evidenced in Instrument 20150824-0085345, (RODCT), and said point being the northwest corner of the property herein described, thence;
35. Leaving said creek and leaving the east line of said Parcel 060.00, and with the south line of said Parcel 055.00 and with the north line of the property herein described, South 84 degrees 21 minutes 47 seconds East, passing an iron pin at 10.47 feet and continuing a total distance of 429.40 feet to a pipe, said pipe being the southeast corner of said Parcel 055.00, and said pipe being the southwest corner of Parcel 083.00, as shown on Map 028-00, belonging to Gilbert, as evidenced i:n Instrument 20150824-0085345, (RODCT), thence;
36. With the south line of said Parcel 083.00, South 86 degrees 26 minutes 03 seconds East, a distance of 123.65 feet to a pipe, said pipe being the southeast corner of said Parcel 083.00, and said pipe being the southwest corner of Parcel 053.00, as shown on Map 028-00, belonging to William Yearwood, as evidenced in Instrument 20171108-0115250, (RODCT), thence;
37. With the south line of said Parcel 053.00, South 86 degrees 51 minutes 45 seconds East, a distance of 266.30 feet to a point, said point being the southeast corner of said Parcel 053.00, and said point being the southwest corner of Parcel 052.00, as shown on Map 028-00, belonging to Lewis, as evidenced in Instrument 20150205-0010921, (RODCT), thence;
38. With the south line of said Parcel 052.00, South 86 degrees 51 minutes 45 seconds East, a distance of 373.30 feet to an iron pin, said iron pin being the southeast corner of said Parcel 052.00, and said iron pin being the southwest comer of Parcel 050.00, as shown on Map 028.00, belonging to Wilkerson, as evidenced in Instrument 20020130-0013442, (RODCT), thence;
39. With the south line of said Parcel 052.00, South 86 degrees 51 minutes 45 seconds East, a distance of 373.30 feet to an iron pin, said iron pin being the southeast corner of said Parcel 052.00, and said iron pin being the southwest corner of Parcel 050.00, as shown on Map 028.00, belonging to Wilkerson, as evidenced in Instrument 20020130-0013442, (RODCT), thence;
40. With the south line of said Parcel 050.00 and the north line of the property herein described, South 86 degrees 38 minutes 27 seconds East, a distance of 215.85 feet to

an iron pin, said iron pin being the southeast corner of said Parcel 050.00, thence;
41. With the north line of the property herein described, South 81 degrees 33 minutes 12 seconds East, a distance of 131.44 feet to an iron pin, said iron pin being the southwest corner of Parcel 112.00, as shown on Map 029-00, belonging to Terry Dale Langley, as evidenced in Instrument 20180911-0089859, (RODCT), thence;
42. With the south line of said Parcel 112.00, South 88 degrees 21 minutes 50 seconds East, a distance of 1,656.85 feet to an 5 8" iron pin marked ELA1139 and LS652, said iron pin being the southeast corner of said Parcel 112.00, and said iron pin being the southwest corner of Parcel 371.00, as shown on Map 029-00, belonging to Lovell, as evidenced in Instrument 20060725-0089367, (RODCT), thence;
43. With the south line of said Parcel 371.00, North 75 degrees 59 minutes 46 seconds East, a distance of 1,010.42 feet to an iron pin, said iron pin being the southeast corner of said Parcel 371.00, and said iron pin being the southwest corner of Parcel 116.00, as shown on Map 029-00, belonging to Keen, as evidenced in Deed Book 8047, Page 145, (RODCT), thence;

44. With the south line of Parcel 116.00, North 75 degrees 41 minutes 10 seconds East, a distance of 184.69 feet to an iron pin near the creek, thence;
45. Continuing with said line, and with the creek, South 72 degrees 42 minutes 29 seconds East, a distance of 250.93 feet to a point at a branch of the creek, thence;
46. With said creek, South 61 degrees 34 minutes 37 seconds East, a distance of 83.69 feet to a point in the center of the creek, thence;
47. Continuing with said creek, South 22 degrees 42 minutes 29 seconds East, a distance of 92.43 feet to a point, thence;
48. Continuing with said creek, South 44 degrees 43 minutes 29 seconds East, a distance of 248.10 feet to a point in the center of the creek, thence;
49. Continuing with said creek, South 52 degrees 03 minutes 14 seconds East, a distance of 79.94 feet to a point in the center of the creek, said point being the southeast corner of said Parcel 116.00, and said point being the easternmost corner of the property herein described, and said point being on the west line of Parcel 144.00, as shown on Map 029-00, belonging to Ringemann, as evidenced in Instrument 20190212-0013082, (RODCT), thence;
50. Leaving said creek, and with the west line of said Parcel 144.00 and the east line of the property herein described, South 08 degrees 08 minutes 34 seconds West, passing an iron pin at 35.17 feet, passing a branch of the creek at 798 feet, and continuing a total distance of 820.12 feet to an iron pin, thence;
51. Continuing with the west line of said Parcel 144.00, South 08 degrees 08 minutes 52 seconds West, a distance of 396.00 feet to an iron pin, said iron pin being the northeast corner of Parcel 001.00, as shown on Map 038-00, belonging to Evans, as evidenced in Deed Book 4354, Page 487, and said iron pin being the southeast corner of the property herein described, thence;
52. With the north line of said Parcel 001.00, North 83 degrees 01 minutes 47 seconds West, crossing a creek at 398 feet, crossing another creek at 757 feet, and continuing a total distance of 2,175.00 feet to an iron pin, thence;
53. Continuing with said line, South 80 degrees 46 minutes 14 seconds West, crossing a creek at 73 feet and continuing a total distance of 404.20 feet to a point in the center of the creek, said point being the northwest corner of said Parcel 001.00, and said point being an interior corner of the property herein described, thence,
54. With the west line of said Parcel 001.00, South 06 degrees 58 minutes 31 seconds West, passing an iron pin at 16.90 feet, continuing a total distance of 781.26 feet to an iron pin, said iron pin being near a ridge road, thence;

55. Continuing with said line, South 05 degrees 18 minutes 04 seconds West, passing an iron pin at 45.00 feet, crossing a creek at 783 feet, and continuing a total distance of 1,714.16 feet to an iron pin, said iron pin being the southwest comer of said Parcel 001.00, and said iron pin being on the north margin of Little Marrowbone Road, thence;
56. With said margin, South 86 degrees 33 minutes 21 seconds West, a distance of 45.74 feet to the BEGINNING, containing 169.7290 acres, or 7,393,397 s uare feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated November 14, 2019

Map 038-00 Parcel 012.00 Being a parcel of land in the First Councilmanic District of Davidson County, Tennessee, located on Little Marrowbone Road east of Grays Point Road and west of Eatons Creek Road, and being shown as Parcel 012.00 on Davidson County Tax Map 038-00, belonging to Gilbert, as evidenced in Deed Book 5179, Page 528, in the Register's Office for Davidson County, Tennessee (RODCT), being more particularly described as follows:

BEGINNING at an iron pin located at State Plane Coordinates North 707,209.89 East 1,698,373.39, said iron pin being 2,870 feet more or less east of the centerline of Grays Point Road and 6,430 feet more or less west of the centerline of Eatons Creek Road, and said iron pin being on the south margin of Little Marrowbone Road, said iron pin being the northeast corner of Parcel 040.00, as shown on Map 037-00, belonging to Hubert E. Allen, III, as evidenced in Deed Book 3991, Page 943, (RODCT), and said iron pin being the northwest corner of the property herein described, thence;

1. With said margin, North 86 degrees 33 minutes 21 seconds East, a distance of 174.57 feet to an iron pin, said iron pin being the northwest corner of Parcel 016.00, as shown on Map 038-00, belonging to Allen, as evidenced in Deed Book 7751, Page 343, (RODCT), and said iron pin being the northeast corner of the property herein described, thence;

2. Leaving said right of way, and with the east line of the property herein described, South 02 degrees 41 minutes 41 seconds East, a distance of 22.60 feet to a point, said point being the center of the creek, and said point being the southeast corner of the property herein described, thence;
3. With the center line of the creek, South 81 degrees 48 minutes, 19 seconds West, a distance of 181.86 feet to a point in the center of the creek, said point being the southeast corner of said Parcel 040.00, and said point being the southwest corner of the property herein described, thence;
4. With the west line of the property herein described, North 07 degrees 01 minutes 57 seconds East, a distance of 38.29 feet to the BEGINNING, containing 0.1224 acres, or 5,332 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated November 14, 2019.

Being part of the same property decreed to Elkin Garfinkle and Leon Gilbert, an undivided one-half interest each, by Decree of the Chancery Court of Davidson County, Tennessee, dated August 8, 1939, recorded October 6, 1939, of record in Book 1129, page 142, said Register's Office. By Deed dated June 19, 1959, of record in Book 2921, page 581, said Register's Office, subject property was conveyed to Frances Garfinkle and Harris A. Gilbert, Trustee, each to have an undivided one-half interest. The said Frances Garfinkle has since died. The Last Will and Testament of Frances Garfinkle of record in Will Book 120, page 144, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Elkin Garfinkle, Juliet Averbush, Miriam Silber and Doris Silber. The said Elkin Garfinkle, Juliet Averbush, Miriam Silber and Doris Silber conveyed their one-half interest in subject property to Harris A. Gilbert, Charles Gilbert, Jr., and Pauline Gilbert by Warranty Deed dated July 30, 1977, recorded August 3, 1977, of record in book 5179, page 528, said Register's Office. By Quitclaim Deed dated August 6, 2015, recorded August 24, 2015, recorded in Inst. No. 20150824-0085345, said Register's Office, Pauline Gilbert Bader, being one and the same person as Pauline Gilbert, conveyed her interest in subject property to Charles Henry Gilbert. The Trust of Harris A. Gilbert, Trustee, as set forth in Book 2921, page 581, said Register's Office, terminated on January 1, 1974.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2019, and subsequent years; Tennessee Valley Authority Easement (TVA) over so much of the premises as may be therein; Pipeline Right of Way Easement to Ford Motor Company of record in Book 8676, page 105, said Register's Office; Subject to the flow of a creek over so much of the premises as may lie therein; Application for Greenbelt Assessment - Forest of record in Book 8948, page 594 and Inst. No. 20160303-0020694, said Register's Office; No representation or guarantee is made as to the exact amount of acreage contained herein. If Greenbelt Application is not filed within the deadline, any Roll Back Taxes assessed will be the sole responsibility of the Grantees.

This is unimproved property, known as 0 Little Marrowbone Road, Joelton, TN 37080

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of December, 2019.

Charles Henry Gilbert

Charles Gilbert, Jr.

Harris A. Gilbert

State of Tennessee

County of Davidson

On this 6th day of December, 2019, before me the undersigned authority, personally appeared Charles Henry Gilbert, Charles Gilbert, Jr., and Harris A. Gilbert, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

GREGORY POLZIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2020

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State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: 245,050.00.

Affiant

Sworn and subscribed before me this 6th day of December, 2019.

Notary

My Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21