Box 36

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

JILL V. ARMSTRONG NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES JAN. 05, 2022

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $672,000.00.

Affiant

Subscribed and sworn to me on December 16, 2019.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 330542 DEEDWARR
12/16/2019 02:59:49 PM 4 pgs
Fees: $23.00 Taxes: $2,486.40
20191216-0129613

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33027

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Habitat for Humanity of Greater Nashville 414 Harding Place, Suite 100 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	050-026

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert E. Earheart, Jr., Trustee for the Irrevocable Trust for Robert E. Earheart, Sr., hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Habitat for Humanity of Greater Nashville, a Tennessee not-for-profit corporation, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being a 15.800 more or less acre tract of land lying in the 3rd Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Robert E. Earhart, Sr. as evidenced by deed of record in Deed Book 6279, page 21, Register's Office Davidson County, Tennessee, and a portion of the property conveyed to Earhart Realty and Construction Company, Inc., as evidenced by deed of record in Deed Book 7401 page 82, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson-Delk & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated November 8, 2019, as follows:
>
> Beginning at an ½" rebar found on the southerly margin of Ewing Valley Road (50' Right-of-Way), said point being the most northeasterly corner of Lot 196 on the plan of Village by the Creek, Section 6, of record in Plat Book 6250, page 438, Register's Office Davidson County, Tennessee; Thence with said southerly margin of Ewing Valley Road, South 74 Degrees 41 Minutes 08 Seconds East a distance of 10.50 feet to an iron pin in concrete;
> Thence crossing Ewing Valley Road at its easterly terminus, and continuing with the easterly line of Lot 234 on said plan of Village by the Creek, Section 6, North 15 Degrees 18 Minutes 51 Seconds East a distance of 191.00 feet to a ½" rebar set;
> Thence with the northerly line of Lots 234 through 237, Village by the Creek Sec. 6, North 74 Degrees 41 Minutes 09 Seconds West a distance of 284.00 feet to a ½ rebar set;

Thence with the westerly line of said Lot 237, South 15 Degrees 18 Minutes 51 Seconds West, passing a ½" rebar found at 141.00 feet, a total distance of 191.00 feet to a point on the southerly margin of Ewing Valley Road at its westerly terminus;
Thence with said southerly margin, South 74 Degrees 41 Minutes 10 Seconds East a distance of 12.50 feet to a point;
Thence with the westerly line of Lot 220 on said plan of Village by the Creek, Sec. 6, South 15 Degrees 18 Minutes 54 Seconds West a distance of 41.13 feet to a ½" rebar set at a fence corner; Thence with the northerly line of the Home Front Property Solutions property of record at Instrument No. 20170522-0050569, Register's Office Davidson County, Tennessee, and generally following a fence, North 84 Degrees 40 Minutes 54 Seconds West a distance of 211.73 feet to a 1/2 " rebar set at the most northeasterly corner of the Bass Street Missionary Baptist Church Property of record at Instrument No. 20140701-0057682, Register's Office Davidson County, Tennessee; Thence with said Church property, North 85 Degrees 57 Minutes 24 Seconds West a distance of 32.35 feet to an old wood fence post at the southeasterly terminus of Patton Hill Road, said point being the most southeasterly corner of the plan of Northbrook Subdivision, Phase 2, of record in Plat Book 9700, page 769, Register's Office Davidson County, Tennessee; Thence with the easterly line of said Northbrook, Phase 2, North 06 Degrees 46 Minutes 52 Seconds East, passing a ½" rebar found at 431.12 feet, a total distance of 455.52 feet to a 1/2" rebar found in the easterly line of Lot 27, Northbrook Phase 2;
Thence leaving the easterly line of Northbrook, Phase 2, and with the southerly line of the plan of Mulberry Downs P.U.D., of record in Plat Book 6900 page 940, Register's Office Davidson County, Tennessee, South 73 Degrees 56 Minutes 19 Seconds East a distance of 1500.42 feet to a ½" rebar set at a fence corner; Thence with a westerly line of said Plan of Mulberry Downs, South 06 Degrees 20 Minutes 40 Seconds West a distance of 355.89 feet to a ½" rebar set at the northeasterly corner of Lot 160 on the plan of Village by the Creek, Section 9;
Thence with said plan of Village by the Creek, Section 9, South 55 degrees 28 Minutes 07 Seconds West a distance of 458.28 feet to a ½" rebar set;
Thence continuing South 81 Degrees 21 Minutes 50 Seconds West a distance of 95.34 feet to a ½" rebar found; Thence with the common line of the herein-described tract and Village by the Creek, Section 8, of record in Plat Book 7900 page 669, the following nine calls:
North 32 Degrees 22 Minutes 03 Seconds West a distance of 100.00 feet to a point in the southerly margin of Village Trail (60' Right-of-Way); Thence with said right-of-way, and with a curve to the left having a radius of 713.76 feet through a central angle of 02 Degrees 24 Minutes 30 Seconds, an arc length of 30.00 feet, a chord bearing and distance of North 56 Degrees 06 Minutes 01 Seconds East, 30.00 feet to a point;
Thence crossing Village Trail at its easterly terminus, North 34 Degrees 31 Minutes 53 Seconds West a distance of 59.77 feet to a point; Thence North 55 Degrees 28 Minutes 10 Seconds East a distance of 4.00 feet to a point;
Thence North 34 Degrees 31 Minutes 53 Seconds West a distance of 100.00 feet to a point;
Thence North 10 Degrees 33 Minutes 56 Seconds West a distance of 97.92 feet to a ½" rebar set;
Thence North 82 Degrees 21 Minutes 41 Seconds West a distance of 156.34 feet to a point;
Thence North 81 Degrees 58 Minutes 45 Seconds West a distance of 82.91 feet to a point;
Thence North 67 Degrees 48 Minutes 36 Seconds West a distance of 74.03 feet to a point;
Thence North 75 Degrees 15 Minutes 00 Seconds West, passing the northeast corner of Lot 219 on the afore-said plan of Village by the Creek, Section 6 at 15.96 feet, a total distance of 77.00 feet to a ½" rebar set;
Thence with the easterly line of Lot 196, Village by the Creek Section 6, North 15 Degrees 18 Minutes 51 Seconds East a distance of 132.90 feet to the Point of Beginning, containing 688,234 Square Feet or 15.800 Acres, more or less.

Being part of the same property to Robert E. Earheart by Deed from Frances Darlene Maddox, Gwen Dawn Maddox Gomez, Tom Pete Maddox and Christy Cranford, of record in Book 6279, page 21, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Earheart Realty and Construction Company, Inc. by Quitclaim Deed from Robert E. Earheart of record in Book 7041, page 82, said Register's Office. Further, being the same property conveyed to Robert E. Earheart, Jr., Trustee for the Irrevocable Trust for Robert E. Earheart, Sr. by Quitclaim Deed from Barbara Webb, Clerk and Master of record in Instrument No. 20100324-0022135, as corrected by Instrument of Correction of record in Instrument No. 20191118-0118788, in said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson and Nashville taxes which have been prorated by the parties and paid by the Grantor; 2020 and subsequent taxes are assumed by the Grantee.
2. All matters shown on the survey by Anderson-Delk & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated November 8, 2019.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as unimproved property located at 3449 Brick Church Pike, Nashville, TN 37027.

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, it successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is 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 GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 16th day of December, 2019.

Irrevocable Trust for Robert E. Earheart, Sr.

By: _____
Robert E. Earheart, Jr., Trustee

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Robert E. Earheart, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Irrevocable Trust for Robert E. Earheart, Sr., the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust in his official capacity as the Trustee.

Witness my hand and official seal on December 16, 2019.

Bobbi Cooper
NOTARY PUBLIC

My Commission Expires: 7/6/2020

