# WARRANTY DEED

Karen Johnson Davidson County
Batch# 335716 DEEDWARR
12/27/2019 01:29:37 PM 3 pgs
Fees: $18.00 Taxes: $203.50

20191227-0133934

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

R-VRES-19-00-00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Christopher Atkins** | SAME | |
| (NAME) | (NAME) | |
| **1200 Water Plant Road** | | **055-00-0-060.00** |
| (ADDRESS) | (ADDRESS) | |
| **Ashland City, TN 37015** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HELEN R. SMITH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER ATKINS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

TRACT 1:
BEING A PARCEL OF LAND IN THE 1ST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE FINIS L. DAILEY & STEPHANIE JOY PROPERTY AS OF RECORD IN INSTRUMENT NO. 201212140115598-R.O.D.C., TN. BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF STATE ROUTE 12 – ASHLAND CITY HIGHWAY. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF BULL RUN ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF BULL RUN ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE FINIS L. DAILEY & STEPHANIE JOY PROPERTY AS OF RECORD IN INSTRUMENT NO. 201212140115598-R.O.D.C., TN. AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, A COMMON LINE WITH THE FINIS L. DAILEY & STEPHANIE JOY PROPERTY AS OF RECORD IN INSTRUMENT NO. 201212140115598-R.O.D.C., TN. SOUTH 68 DEGREES 17 MINUTES 31 SECONDS EAST 369.46 FEET; THENCE, WITH THE WESTERLY MARGIN OF STATE ROUTE 12 – ASHLAND CITY HIGHWAY, SOUTH 21 DEGREES 42 MINUTES 29 SECONDS WEST 180.64 FEET; THENCE, SOUTH 01 DEGREES 09 MINUTES 30 SECONDS EAST 192.13 FEET; THENCE, SOUTH 50 DEGREES 58 MINUTES 23 SECONDS WEST 88.10 FEET; THENCE, A COMMON LINE WITH THE HELEN R. SMITH PROPERTY AS OF RECORD IN DEED BOOK 10831, PAGE 134-R.O.D.C., TN. NORTH 77 DEGREES 41 MINUTES 03 SECONDS WEST 172.30 FEET; THENCE, NORTH 72 DEGREES 57 MINUTES 11 SECONDS WEST 152.99 FEET; THENCE, NORTH 69 DEGREES 56 MINUTES 01 SECONDS WEST 117.78 FEET; THENCE, WITH THE EASTERLY MARGIN OF BULL RUN ROAD, NORTH 26 DEGREES 23 MINUTES 12 SECONDS EAST 480.05 FEET TO THE POINT OF BEGINNING. CONTAINING 191,478 SQ.FT. OR 4.39 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY SOUTHERN PRECISION LAND SURVEYING, INC., DATED OCTOBER 10, 2019, PROJECT NO. 19-1419 (attached herewith and marked Exhibit "A").

PROPERTY IS SUBJECT TO A DRAINAGE EASEMENT ON THE WEST SIDE OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DON C. SMITH AND WIFE, HELEN R. SMITH, BY DEED FROM MILDRED O. PAUL, A WIDOW, ROBBIE O. MCKEE AND HUSBAND, PHILLIP O. MCKEE, AND ROBBIE MCKEE CLAY AND HUSBAND, WILLIAM S. CLAY, OF RECORD IN BOOK: 10199, PAGE: 785, DATED SEPTEMBER 16, 1996, SAID REGISTER'S OFFICE. THE SAID DON C. SMITH HAVING SINCE DIED ON MAY 5, 2000, LEAVING HELEN R. SMITH AS THE SURVIVING TENANTY BY THE ENTIRETY.

TRACT 2:
BEING A PARCEL OF LAND IN THE 1ST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, BOUNDED ON THE NORTH BY THE HELEN R. SMITH PROPERTY AS OF RECORD IN DEED BOOK 10199, PAGE 785-R.O.D.C., TN. BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF STATE

ROUTE 12 – ASHLAND CITY HIGHWAY. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF BULL RUN ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF BULL RUN ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE HELEN R. SMITH PROPERTY AS OF RECORD IN DEED BOOK 10199, PAGE 785-R.O.D.C., TN. AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, A COMMON LINE WITH THE HELEN R. SMITH PROPERTY AS OF RECORD IN DEED BOOK 10199, PAGE 785-R.O.D.C., TN, SOUTH 69 DEGREES 56 MINUTES 01 SECONDS EAST 117.78 FEET; THENCE, SOUTH 72 DEGREES 57 MINUTES 11 SECONDS EAST 152.99 FEET; THENCE, SOUTH 77 DEGREES 41 MINUTES 03 SECONDS EAST 172.30 FEET; THENCE, WITH THE WESTERLY MARGIN OF STATE ROUTE 12-ASHLAND CITY HIGHWAY, SOUTH 50 DEGREES 58 MINUTES 23 SECONDS WEST 187.48 FEET; THENCE, SOUTH 37 DEGREES 04 MINUTES 13 SECONDS WEST 311.81 FEET; THENCE, SOUTH 55 DEGREES 45 MINUTES 07 SECONDS WEST 299.53 FEET; THENCE, NORTH 48 DEGREES 06 MINUTES 27 SECONDS WEST 69.69 FEET; THENCE, NORTH 21 DEGREES 50 MINUTES 09 SECONDS EAST 523.33 FEET; THENCE, NORTH 27 DEGREES 35 MINUTES 32 SECONDS WEST 52.62 FEET TO THE EASTERLY MARGIN OF BULL RUN ROAD; THENCE, WITH SAID MARGIN, NORTH 25 DEGREES 34 MINUTES 28 SECONDS EAST 87.00 FEET TO THE POINT OF BEGINNING. CONTAINING 170,179 SQ. FT, OR 3.91 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY SOUTHERN PRECISION LAND SURVEYING, INC., DATED OCTOBER 10, 2019, PROJECT NO. 19-1419 (attached herewith and marked Exhibit "A").

PROPERTY IS SUBJECT TO A DRAINAGE EASEMENT CROSSING THE NORTHER PORTION.

BEING THE SAME PROPERTY CONVEYED TO DON C. SMITH AND WIFE, HELEN R. SMITH, BY DEED FROM KELTON D. HERSTON AND JAMES T. SMITH, OF RECORD IN BOOK: 10831, PAGE: 134, DATED MARCH 7, 1998, SAID REGISTER'S OFFICE. THE SAID DON C. SMITH HAVING SINCE DIED ON MAY 5, 2000, LEAVING HELEN R. SMITH AS THE SURVIVING TENANTY BY THE ENTIRETY.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Restrictions of record in Book 4666, Page 359, in the Register's Office for Davidson County, Tennessee.
- Right of Way Deeds to the State of Tennessee of record in Book 9951, Page 945 and Book 10054, Page 629, in the Register's Office for Davidson County, Tennessee.
- Permanent easement for construction and maintenance of a drainage facility of record in Book 10837, Page 928, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **Bull Run Road, Ashland City, Tennessee 37015**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 the 18th DAY OF DECEMBER, 2019.

Helen R. Smith by Frances Bibee as attorney in fact

Helen R. Smith by Frances Bibee as Attorney in Fact
Power of Attorney of record in Inst. No. 20190416 0034750, said Register's Office

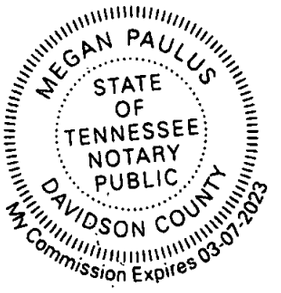
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCES BIBEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HELEN R. SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said HELEN R. SMITH.

Witness my hand and official seal, this the 18th of December, 2019.

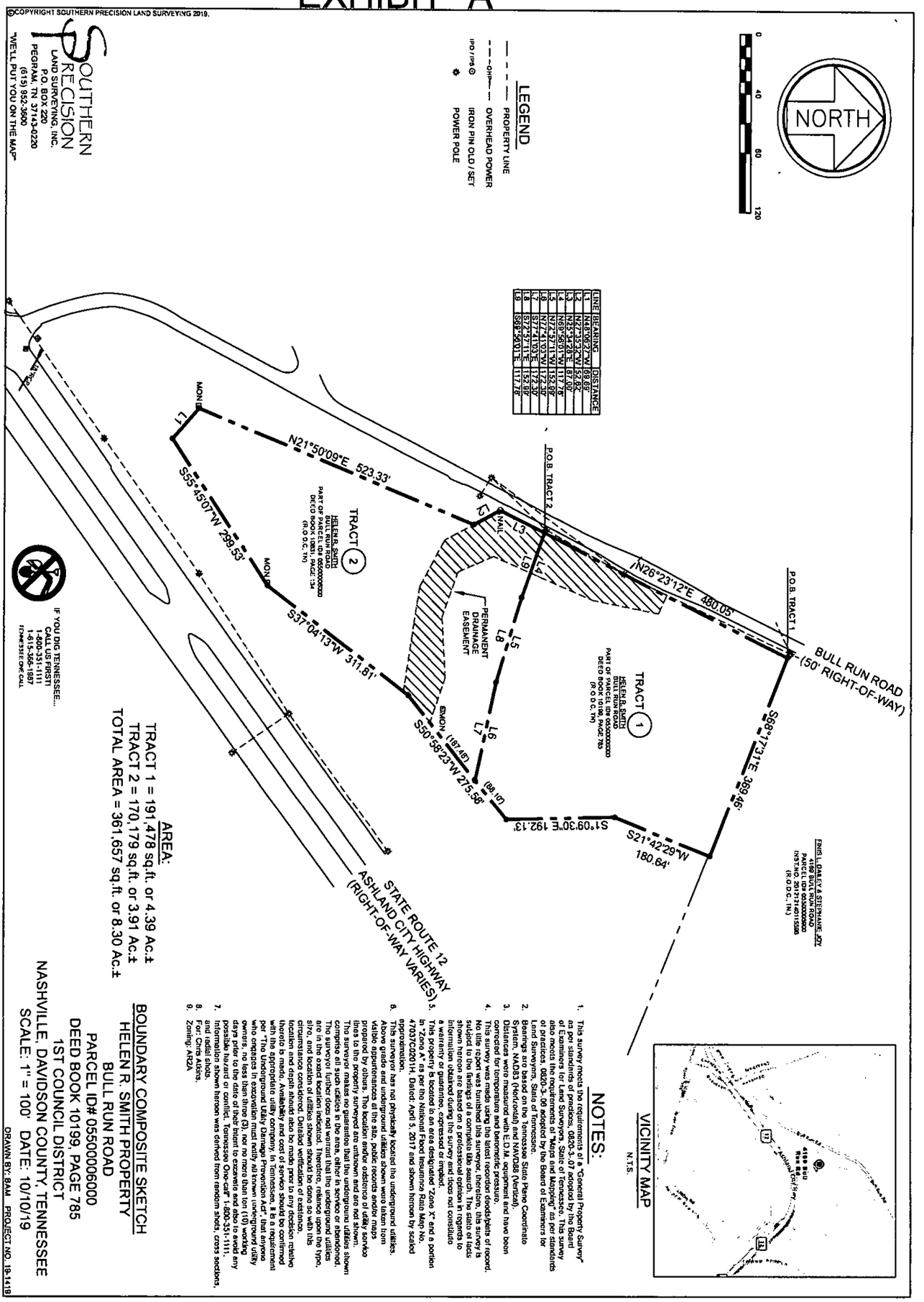
Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# EXHIBIT "A"




©COPYRIGHT SOUTHERN PRECISION LAND SURVEYING 2019.

SOUTHERN PRECISION
LAND SURVEYING, INC.
P.O. BOX 220
PEGRAM, TN 37143-0220
(615) 952-3600
"WE'LL PUT YOU ON THE MAP"

## NOTES:

1. This survey meets the requirements of a "General Property Survey" as per standards of practice, 0820-3-.07 adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Name and Mapping" as per standards of practices, 0820-3-.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
2. Bearings are based on the Tennessee State Plane Coordinate System, NAD83 (HARN/adj) and NAVD88 (Vertical).
3. Distances were measured with E.D.M. equipment and have been corrected for temperature and barometric pressure.
4. This survey was made using the latest recorded deed/plats of record. No title report was furnished this surveyor, therefore, this survey is subject to the findings of a complete title search. The state of facts shown hereon are based on a professional opinion in regards to boundary locations only. This survey does not constitute a warranty or guarantee regarding the survey product.
5. This property is located in an area designated "Zone X" and a portion in "Zone A" as per the National Flood Insurance Rate Map No. 47037C0201H. Dated: April 5, 2017 and shown hereon by scaled approximation.
6. This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown hereon should be done with this circumstance considered. Detailed verification of actual location and depth should also be made prior to any decision to/on/in/or to is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One-call# 1-800-351-1111.
7. Information shown hereon was derived from random shots, cross sections, and radial shots.
8. Contours: 2 Feet.
9. Zoning: AR2A

## AREA:

TRACT 1 = 191,478 sq.ft. or 4.39 Ac.±
TRACT 2 = 170,179 sq.ft. or 3.91 Ac.±
TOTAL AREA = 361,657 sq.ft. or 8.30 Ac.±

## BOUNDARY COMPOSITE SKETCH

HELEN R. SMITH PROPERTY
BULL RUN ROAD
PARCEL ID# 05500006000
DEED BOOK 10199, PAGE 785
1ST COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 100' DATE: 10/10/19

DRAWN BY: BAM PROJECT NO. 19-1418