THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2019-1571

Karen Johnson Davidson County
Batch# 339865 DEEDWARR
01/07/2020 10:50:25 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20200107-0002062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS ($355,000.00) cash in hand paid, the receipt of which is hereby acknowledged, BARNNIE EDWARD BOONE ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto KENNETH HARRIS, a single man, his successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Charlotte Pike (US. Highway 70 North), said iron pin being the southwest comer of property conveyed to Barnie B. Boone by deed of record in Book 4393, Page 172, in the Register's Office of Davidson County, Tennessee; thence along the margin of Charlotte Pike, South 57 degrees 36 minutes West 296.65 feet to a point; thence along a division line, North 13 degrees 07 minutes West 212.40 feet to a point; thence North 49 degrees 37 minutes West 104.03 feet to a point; thence North 24 degrees 00 minutes West 995.32 feet to a point; thence North 00 degrees 22 minutes West 1344.61 feet to a point; thence South 87 degrees 15 minutes West 226.82 feet to a point in the line of Deerwood Estates, of record in Book 5200, Page 220, in the Register's Office for said County; thence along the line of Deerwood Estates, North 05 degrees 28 minutes East 390.94 feet to a point; thence North 05 degrees 06 minutes East 473.56 feet to a point; thence North 12 degrees 20 minutes East 112.82 feet to a point in the line of property now or formerly belonging to Byrd; thence along the line of Byrd, South 82 degrees 39 minutes East 118.04 feet to a point; thence South 82 degrees 39 minutes East 101.04 feet to a point; thence South 84 degrees 31 minutes East 252.63 feet to a point; thence North 82 degrees 38 minutes East 308.30 feet to a point; thence South 83 degrees 44 minutes East 431.50 feet to a 30 inch oak; thence South 16 degrees 44 minutes West 245.50 feet to a point; thence South 19 degrees 28 minutes West 218.17 feet to a point; thence South 45 degrees 32 minutes West 374.0 feet to a point; thence South 64 degrees 23 minutes West 357.72 feet to a point; thence along a division line, South 14 degrees 35 minutes East 1,818.85 feet to a point, the northeast comer of property conveyed to Boone by deed of record in Book 4393, Page 172, in said Register's Office; thence along the line of Boone, South 57 degrees 11 minutes West 320.00 feet to an iron pin, the northwest comer of Boone; thence continuing with Boone, South 28 degrees 05 minutes East 541.84 feet to the point of beginning.

Being part of the same property conveyed to Barnnie B. Boone by Quitclaim Deed from Mary Edith Boone Smith ad Sue Corlew Boone, dated December 28, 1989, and of record in Book 8017, Page 196, in the Register's Office of Davidson County, Tennessee. Also being part of the same property title to which vested in Libby F. Boone, surviving spouse of Barnnie B. Boone, upon his death. Also being part of the same property conveyed to Barnnie Edward Boone by Quitclaim Deed from Barnnie Edward Boone, Executor of the Estate of Libby Finch Boone, deceased, dated September 9, 2019, and of record in Instrument No.20190917-0093898.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PROPERTY:

A 10.14 acre parcel of land located on the north side of Charlotte Pike approximately

2000 feet west of the intersection of the centerline of Charlotte Pike (Highway 70) and the centerline of Quail Creek Road in the Ninth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the southeast corner of the property herein described, said corner being a existing steel pin found in the base of a 14 inch diameter pine tree found 40 feet north of the centerline of Charlotte Pike and bearing North 51 degrees 46 minutes 55 seconds East 356.83 feet from the intersection of the centerline of Highway 70 and a concrete box culvert under said highway; said point of beginning being the southeast corner of the parent tract of land and the southwest corner of the Diep N. Le property as described in instrument number 20080813-0083238; thence South 58 degrees 11 minutes 12 seconds West a distance of 102.32 feet along the north right of way of Charlotte Pike to a ½ inch diameter x 24 inch long steel pin with cap #2838 set; thence North 27 degrees 25 minutes 08 seconds West a distance of 541.92 feet along the west line of the property herein described to a ½ inch diameter x 24 inch long steel pin with cap #2838 set; thence North 14 degrees 54 minutes 43 seconds West a distance of 1007.26 feet along the west line of the property herein described to a ½ inch diameter x 24 inch long steel pin with cap #2838 set, said pin being the northwest corner of the property herein described; thence North 76 degrees 04 minutes 53 seconds East a distance of 419.09 feet along the north line of the property herein described to a ½ inch diameter x 24 inch long steel pin with cap #2838 set in the west line of the John Harris property as described in Instrument Number 20090612-0054731, in the Register's Office of Davidson County, Tennessee; thence South 13 degrees 52 minutes 26 seconds East a distance of 875.51 feet along the west line of Harris and passing a ½ inch diameter x 24 inch long steel pin with cap #2838 found at 43.73 feet to a 5/8 inch diameter steel pin with cap marked "Byrd" found at the northeast corner of the Diep N. Le property as described in Instrument Number 20080813-0083238; thence South 57 degrees 48 minutes 47 seconds West a distance of 320.00 feet along the north line of Diep N. Le to a ½ inch diameter x 24 inch long steel pin with cap #2838 set; thence South 27 degrees 27 minutes 13 seconds East a distance of 541.84 feet along the west line of Diep N. Le to the point of beginning, and containing 10.14 acres, by survey of Jason W. Looper, TN RLS #2838, dated December 12, 2019.

Being part of the same property conveyed to Barnnie B. Boone by Quitclaim Deed from Mary Edith Boone Smith ad Sue Corlew Boone, dated December 28, 1989, and of record in Book 8017, Page 196, in the Register's Office of Davidson County, Tennessee. Also being part of the same property title to which vested in Libby F. Boone, surviving spouse of Barnnie B. Boone, upon his death. Also being part of the same property conveyed to Barnnie Edward Boone by Quitclaim Deed from Barnnie Edward Boone, Executor of the Estate of Libby Finch Boone, deceased, dated September 9, 2019, and of record in Instrument No.20190917-0093898.

This conveyance is made subject to the right-of-way of Charlotte Pike (Highway 70).

ALSO CONVEYED HEREWITH IS AN EASEMENT FOR the installation and maintenance of future septic field lines upon the 10.14 acre tract being retained by Grantor and said easement is further described as follows:

BEGINNING at the southeast corner of the propety described above, said corner being a ½ inch diameter x 24 inch long steel pin with cap #2838 set 40 feet north of the centerline of Highway 70; thence South 58 degrees 11 minutes 12 seconds West 102.32 feet along the north right of way of Highway 70 to a ½ inch diameter x 24 inch long steel pin wih cap #2838 set; thence North 27 degrees 25 minutes 08 seconds West 213.23 feet along the west line of the propety herein described to a point; thence North 70 degrees 24 mintues 06 seconds East 102.60 feet along the north line of the easement herein described to a point; thence South 27 degrees 31 minutes 56 seconds East 191.42 feet along the east line of the easement herein described to the point of beginning, by survey of Jason W. Looper, TN RLS #2838, dated December 12, 2019.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2019 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of December, 2019.

BARNNIE EDWARD BOONE

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared BARNNIE EDWARD BOONE,, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 31st day of December, 2019.

NOTARY PUBLIC

CHRISTY HORNBURGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS
My Comm. Expires 10-11-2022

My commission expires: 10-11-22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $355,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31st day of December, 2019.

NOTARY PUBLIC

CHRISTY HORNBURGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS
My Comm. Expires 10-11-2022

My commission expires: 10-11-22

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Map & Parcel No: 127 00 0 267.00

ADDRESS OF NEW OWNER:
AND SEND TAX BILLS TO:
KENNETH HARRIS
1320 Greenstone Lane
Nashville, TN 37221