WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/22 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-GR-19-5124

Karen Johnson Davidson County
Batch# 348353 **DEEDWARR**
01/24/2020 01:31:43 PM 3 pgs
Fees: $18.00 Taxes: $999.00

20200124-0008936

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)
Erik Eliasson and Laura Eliasson	**Southern Bank of Tennessee**	
(NAME)	(NAME)	
5124 Rawlings Road	**675 N. Mt. Juliet Road**	**021-00-0-267.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	**Mount Juliet, TN 37122**	
(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, **CAROL BUTTREY, EXECUTOR OF THE ESTATE OF ANNA JOY WEST**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIK ELIASSON AND LAURA ELIASSON, HUSBAND AND WIFE**, 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 I:
Land in Davidson County, Tennessee, being described as Lot No. 1, on the plan of the resubdivision of Lot 12, Emberlee Lands, as shown of record in Book 5060, Page 49, and all of that portion of a 3.57 acre tract described as follows:

BEGINNING at a concrete monument in the northern right-of-way of Rawlings Road, and along said right-of-way, S 86 deg. 53' 31" W, 199.99 feet to a concrete monument; thence N 07 deg. 15' 21" W, 528.1 feet to an iron pin; thence 03 deg. 29' 28" E, 392.91 feet to an iron pin an existing fence line; thence along said fence, N 77 deg. 02' 26" E, 280.76 feet to an iron pin at the intersection of existing fences; thus along a fence line S 01 deg. 49' 59" W, 969.53 feet to the beginning and together containing 5.57 acres more or less.

Tract II:
BEGINNING at an iron pin in the northerly margin of Rawlings Road, said pin being the southeast corner of a 2.1 acre tract conveyed to Timothy E. Scoggin by deed of record in Book 7576, Page 192, Register's Office of Davidson County, Tennessee; thence North 55 degrees 22 minutes 27 seconds West, 111.33 feet to an iron pin; thence North 14 degrees 09 minutes 38 seconds West, 175.55 feet to an iron pin; thence North 16 degrees 19 minutes 02 seconds West, 204.94 feet to an iron pin; thence North 88 degrees 40 minutes 18 seconds West, 154.83 feet to an iron pin; thence North 01 degrees 19 minutes 42 seconds East, 519.96 feet to an iron pin ;thence North 70 degrees 16 minutes 52 seconds East, 11.98 feet to an iron pin; thence South 10 degrees 17 minutes 18 seconds East, 91.06 fete to an iron pin; thence North 77 degrees 25 minutes 26 seconds East, 369.60 feet to an iron pin; thence South 03 degrees 29 minutes 28 seconds West, 392.91 feet to an iron pin; thence South 08 degrees 04 minutes 28 seconds East, 538.90 feet to an iron pin in the northerly margin of Rawlings Road; thence South 77 degrees 47 minutes 14 seconds West, 107.60 feet to the point of beginning, containing 6.18 acres, more or less.

LESS AND EXCEPT that portion conveyed in Deed of record in Instrument No. 20180907-0089011, Register's Office of Davidson County, Tennessee.

Tract III:
Beginning at an existing iron pin on the north right-of-way of Rawlings Road (50') said point being 2900 feet more or less, West of the intersection of Rawlings Road and Clarskville Pike and proceeding as follows:

With a westerly line of the Joe west tract recorded in Book 8141, Page 546, R.O.D.C. TN, and the easterly line of the Arnold Lampley tract, recorded in Book 8125, Page 986, R. O.D.C, TN, N 55 deg. 22' 02" W, 111.22 feet to an existing iron pin; thence N 14 deg 08' 10" W, 175.67 feet to an existing iron pin; thence N

16 deg. 18' 56" W, 89.40 feet to an iron pin set, the true Point of Beginning of the herein described tract; thence leaving West and continuing with Lampley, S 73 deg 40' 39" W, 199.32 feet to an iron pin set being the westerly line of the Robert J. Douglas tract, recorded in Book 7014, Page 23, R.O.D.C., TN; thence N 01 deg 21' 24" E, 170.49 feet to an existing iron pin, a corner to the previously mentioned West; thence S 88 deg. 38' 41' E, 154.87 feet to an existing iron pin; thence S 16 deg. 18' 56" E, 115.41 feet to the point of beginning, containing 24,704 square feet or 0.57 acres, more or less, as shown on the recorded plat Resubdivision of Lampley's One-Lot subdivision of record din Plat Book 8250, Page 154, R.O.D.C. TN.

Tract I: Being the same property conveyed to Joseph Edward West and wife, Joy Allen West by Warranty Deed from Charles Allen Waller and wife, Auna Gae Waller dated July 29, 1988 and recorded July 29, 1988 in Book 7613, Page 590, Register's Office of Davidson County, Tennessee.

Tract II: Being a portion of the property conveyed to Joe E. West and wife, Anna Joy West by General Warranty Deed from Timothy E. Scoggins and wife, Linda Gayle Buckner-Scoggin dated June 28, 1990 and recorded June 29, 1990 in Book 8141, Page 546, Register's Office of Davidson County, Tennessee.

Tract III: Being the same property conveyed to Joseph E. West and wife, Anna Joy West, by Warranty Deed from Arnold Lampley and wife, Mildred Elizabeth Lampley dated December 31, 1992 and recorded December 31, 1992, in Book 8829, Page 879, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5060, Page 49 See also for reference 8250, Page 316 and 8250, Page 154 , Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5124 Rawlings Road, Joelton, Tennessee 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(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 17th DAY OF JANUARY, 2020.

Estate of Anna Joy West

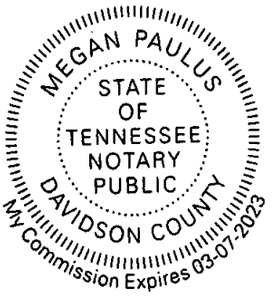
BY: Carol Buttrey, Executor
Carol Buttrey
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL BUTTREY, EXECUTOR of the ESTATE OF ANNA JOY WEST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 17th of January, 2020.

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