Karen Johnson Davidson County
Batch# 375542 DEEDWARR
03/20/2020 02:32:10 PM 5 pgs
Fees: $28.00 Taxes: $185.00
20200320-0030956

GENERAL WARRANTY DEED

FROM: Eli Bates and
Timothy Drowns,
Grantors

TO: Cheryl Harris, Trustee,
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map Parcel Numbers:
Cheryl Harris, Trustee O'Neil, Hagaman, LLC 3310 West End Avenue, Suite 400 Nashville, Tennessee, 37203	New Owner	25-141.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty Thousand and No/100 Dollars ($50,000.00).

Cheryl S Harris Trustee
Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of March, 2020.

Jennifer S. Hutzel
Notary Public

My Commission Expires: 03.08.22

JENNIFER S. HUTZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, ELI BATES and TIMOTHY DROWNS, (collectively, "Grantors"), have bargained and sold, and by these presents do transfer and convey unto CHERYL HARRIS, Trustee for the 8 Ten Farm Trust ("Grantee"), her successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, more

Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 0 Hills Hollow Road in Goodlettsville, Davidson County, Tennessee 37202.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her successors and assigns, against the lawful claims of all persons whosoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 19th day of March, 2020.

ELI BATES

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public of said County and State, ELI BATES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 19th day of March, 2020.

Notary Public

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

My Commission Expires: 2/26/24

TIMOTHY DROWNS

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public of said County and State, TIMOTHY DROWNS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 19th day of March, 2020.

Notary Public

My Commission Expires: 2/26/24

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

EXHIBIT A

Property Description

A tract of land in the 10th Civil District of Davidson County, Tennessee, described accordingly to the survey of Donald R. Carver, Surveyor, as follows:

Beginning at an iron pin the southerly margin of a private gravel road, said pin being located 509.0 feet, more or less, west of the intersection in said road, south 35° 00 West 152.00 feet to an iron pin; thence, South 57° 54' East 235.76 feet to an iron pin; thence, South 56° 00' East 127.31 feet to a point in the center line of Dry Creek, thence with said centerline the following calls: North 69° 30 West 36.0 feet; South 43° 30' West 97.0 feet; North 71° 45' West 96.0 feet; South 63° 30' West 134.0 feet, North 66° 00' West 274.0 feet; North S 1° 45' West 81.0 feet; North 44° 00 West 53.0 feet to a point; thence, leaving said center line of said creek and with an existing fence line, North 1° 08 East 500.01 feet to a large post on the northerly margin of said private gravel road; thence with the center line of said road, South 61° 45' East 497.00 feet to the point of beginning, and containing 5.46 acres, more or less, according to said survey.

In addition to the foregoing, an easement for ingress and egress is included in this conveyance and is described as follows:

Beginning at a point in the center line of Dry Creek Road and extending for 25 feet on either side of the following line: N 63° 00' East 136.5 feet; thence N 69° 30' West to the easterly boundary line of the property herein conveyed; further an easement is granted along the existing driveway to the existing barn which is located on the properly herein conveyed; Grantor further conveys an easement for right-of-way for a water line parallel to existing driveway leading to the barn.

Being a portion of the same property conveyed to ELI BATES AND TIMOTHY DROWNS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from KIRK ROBERT SEATON, A SINGLE MAN, of record in Instrument No. 20190513-0044596, dated May 8, 2019, said Register's Office.

EXHIBIT B

Encumbrances

1. Taxes for 2020 constitute a lien, but are not yet due and payable.

2. Easements of record in Book 5655, page 521 and Book 5655, page 534, Register's Office for Davidson County, Tennessee.