THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28348

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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 10 DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-20

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 384731 DEEDWARR
04/13/2020 11:50:34 AM 2 pgs
Fees: $13.00 Taxes: $203.50

20200413-0038232

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Olson	NEW OWNER	16800010500,
895 General George Patton Road		16800010400 AND 16800013300
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Bruce Peery III,** married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chris Olson,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, to-wit:

TRACT I: Beginning at a planted stone on the north side of Hester and Beasley Road; thence North 27 1/2 degrees West 23 poles to a stake; thence South 52 degrees West 8 poles to a stake; thence South 27 1/2 degrees East 23 poles to the Hester and Beasley Road; thence North 52 degrees East 8 poles to the point of beginning, containing 1.15 acres, more or less.

TRACT II: Beginning at a stake in Hester Beasley Road, center line at W.J. McNeil's Northwest corner; thence with the Hester Beasley Road North 52 degrees West 7 poles to a stake; thence South 27 1/2 degrees West 23 poles and crossing the hollow to a stake on hillside; thence South 52 degrees East 7 poles to W.J. NcNeil's southwest corner; thence with said W.J. McNeil's North boundary line North 27 1/2 degrees East 23 poles to the beginning, containing 1 acre, more or less.

TOGETHER WITH AN EASEMENT FOR SEWAGE DISPOSAL AND FUTURE REPAIR PURPOSES ACROSS TRACTS NOS. I AND III herein described as set out in Dedication of Easement of record in Book 7336, page 709, said Register's Office.

TRACT III: Beginning at a point on the North side of Hester Beasley Road, said point being South 52 degrees West and 8 poles from the original Southeast corner of the John A. McNeal property; thence North 27 1/2 degrees West along the property line of John A. McNeal and W.J. McNeal, 23 poles to a point; thence South 52 degrees West 6 poles to a point; thence South 27 1/2 degrees East 23 poles to a point in the North margin of Hester Beasley Road; thence North 52 degrees East 6 poles to the point of beginning and containing approximately 1.1 acres, more or less.

Being the same property conveyed to Bruce Peery, III by Quitclaim deed from Jason Epley, married of record in Instrument No. 20180511-0045156 Register's Office for Davidson County, Tennessee, dated May 5, 2018 and recorded on May 11, 2018. This is vacant land and has never been the residence of the Grantor or Grantor's family and is not a marital property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as **8931 and 8937 Hester Beasley Road and Map/Parcel 16800010500, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 10th day of April, 2020.

Bruce Peery III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bruce Peery III,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of April, 2020.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE