Karen Johnson Davidson County
Batch# 385766 DEEDWARR
04/15/2020 07:38:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20200415-0039169

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$100,000.00.** Affiant Subscribed and sworn to before me, this the 10th day of April, 2020. Notary Public My commission expires: 11/8/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark A. Bain	**New Owner**	**Map 055 Parcel 44**
4127 Libble Road		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charles W. Todd

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Mark A. Bain

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:

Tract 1:

A parcel of land in the 13th Civil District of Davidson County, Tennessee described from a survey entitled "Part of the Tinsley Drake Farm" made by John Wilkes, Civil Engineer, dated January 6, 1941, as follows:

Beginning at a point on the northeast side of a private road and its intersection to the northwest margin of Old Hydes' Ferry Turnpike, now Libble Road, being 575 feet, more or less, northeast of the northerly margin of U.S. Highway No. 12, and 12 feet northeast of the southwest margin of the common line between the grantor's property and W. H. Brown property, now Hayes Beard, Jr. property; thence northeasterly along said margin of Libble Road, 150 feet to an iron stake; thence westerly 522 feet to an iron stake; thence southwesterly 75 feet to an iron stake in the northeasterly margin of said private road; thence southeasterly along the margin of said private road, 533 feet to the beginning.

Tract 2:

A parcel of land in the 13th Civil District of Davidson County, Tennessee described from a survey entitled "Part of the Tinsley Drake Farm" made by John Wilkes, Civil Engineer, dated January 6, 1941, as follows:

Beginning at a point on the northwest margin of Old Hydes' Ferry Turnpike, now Libble Road, being the easterly corner of the property heretofore conveyed to Grantees herein by Grantors herein, by Deed of Record in Book 3339, Page 423, Register's Office for Davidson County, Tennessee; thence along the northerly line of said property, westerly 533 feet to an iron stake; thence northeasterly 51 feet to a point; thence easterly and parallel to the southerly line, 533 feet to a point in the northwesterly margin of said Libble Road; thence along said margin, southwesterly, 51 feet to the beginning.

Tract 3:

A parcel of land in the 13th Civil District of Davidson County, Tennessee described from a survey entitled "Part of the Tinsley Drake Farm" made by John Wilkes, Civil Engineer, dated January 6, 1941, as follows:

Beginning at a point on the northwest margin of Old Hydes' Ferry Turnpike, now Libble Road, being 563 feet, more or less, northeast of the northerly margin of U.S. Highway No. 12, the same being the extreme southeast corner of the old W. H. Brower property; thence North 49 degrees West 328 feet to a point; thence North 38 degrees West 265 feet to a point; thence North 63 degrees West 419 feet to a marked corner; thence North 30 degrees West 700 feet to a point; thence North 60 degrees West 600 feet, more or less, to a point; thence North 64 degrees West 500 feet to a point; thence North 19 degrees East 330 feet to a point; thence North 48 degrees East 292 feet to a point; thence North 10 degrees East 257 feet to a point; thence North 24 degrees East 165 feet to a

point; thence North 52 degrees East 148 feet to a point; thence Southeasterly 2,026 feet to a point in the northwest margin of Old Hydes' Ferry Pike, the same being 376 feet northeasterly of the extreme southeast corner of the old W. H. Brower property; thence along the northwesterly margin of Old Hydes' Ferry Pike to the point of beginning, containing 40 acres, more or less. Included in this description of Tract 3 but excluded herefrom are Tracts 1 and 2 which were conveyed previously by separate deeds.

Included herein but excluded herefrom is the land previously conveyed by Grantor to Grantee of record in Instrument No. 20010321-0026967, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charles W. Todd, by Warranty Deed from Bobbie Pinkerton of record in Instrument No. 20010109-0002956, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2020 and subsequent years, not yet due and payable. Map 055 Parcel 44. Taxes have been prorated between the parties as part of closing and assumed by the Grantee.

This is improved (_) Unimproved (X) property, known as **Map 055 Parcel 44, Nashville, TN 37218**

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 that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 **10th** day of **April, 2020.**

Charles W Todd

Charles W. Todd

STATE OF PA)
COUNTY OF Philadelphia)

Personally appeared before me, a Notary Public of said County and State, **Charles W. Todd,** the within named seller, 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 official seal at Nashville, Tennessee, this **10th** day of **April, 2020.**

Notary Public

My Commission Expires: 7/3/22

Commonwealth of Pennsylvania - Notary Seal
Benjamin J. Quach, Notary Public
Philadelphia County
My commission expires July 3, 2022
Commission number 1336734
Member, Pennsylvania Association of Notaries

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023