WARRANTY DEED

Karen Johnson Davidson County
Batch# 387586 **DEEDWARR**
04/17/2020 11:15:33 AM 4 pgs
Fees: $23.00 Taxes: $1,622.45

20200417-0040424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,500.00.

Teresa Maiser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREY M GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Teresa . Maiser	Teresa A. Maiser	Parcel ID: 014 00 0 037.01, 014 00 0 075.00 and 014 00 0 037.03
(NAME)	(NAME)	
6728 Clarksville Pike, 0 Clarksville Pike and 0 Clarksville Pike	417 Manor View Ln.	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Katherine Amanda Gray-Swain, Trustees of The Harry Lee Swain, II GST-Exempt Trust dated March 13, 2017**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Teresa Maiser**, unmarried woman, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 14th Civil District of Davidson County, Tennessee, according to a survey made by Hickerson & Smith Engineering Company, date d October 3, 1964, more particularly described as follows:

Beginning at a point in the northerly right-of-way of Clarksville Highway, US 41-A, 539.2 feet in a westerly direction along the northerly margin of Clarksville Highway, from the northwest corner of Clarksville Highway and Douglas Road; thence north 7 deg. 00' east a distance of 480.0 feet to an iron pin; thence north 4 deg. 00' west a distance of 431.1 feet to an iron pin; thence north 74 deg. 35' west a distance of 660.0 feet to an iron pin; thence south 2 deg. 15' west a distance of 300 feet to an iron pin; thence south 60 deg. 15' east a distance of 170.0 feet to an iron pin; thence south 87 deg. 45' east a distance of 125.0 feet to an iron pin; thence south 2 deg. 15' west a distance of 240.0 feet to an iron pin; thence south 80 deg. 00' east a distance of 117.5 feet to an iron pin; thence south 10 deg. 00' west a distance of 365.0 feet to an iron pin in the northerly margin of Clarksville Highway; thence along the northerly margin of Clarksville Highway in an easterly direction a distance of 326.5 feet to the point of beginning. Said tract of land containing 10 acres more or less.

Being the same property conveyed to Harry L. Swain and wife, June Ray Swain by Deed from Tower Real Estate Development Corp., a Tennessee Corporation dated October 15, 1964 and recorded October 16, 1964 in Book 3823, Page 60, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry L. Swain by QuitClaim Deed from June R. Swain dated March 2, 2005 and recorded March 7, 2005 as Instrument No. 20050307-0024720, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Katherine Amanda Gray-Swain and Margaret Rosanna Gray-Swain, Trustees of The Harry Lee Swain, II GST-Exempt Trust dated March 13, 2017 by Quitclaim Deed from Harry Lee Swain, II dated March 13, 2017 and recorded March 16, 2017 as Instrument No. 20170316-0025566, in said Register's Office for Davidson County, Tennessee.

Property Address: 6728 Clarksville Pike, Joelton, TN 37080
Parcel ID: 014 00 037.01

LAND in the 14th Civil District of Davidson County, Tennessee, according to a survey made by Hickerson and Hickerson, Engineers, dated September 3, 1964, more particularly described as follows:

Beginning at a point in the northerly margin of Clarksville Highway, US 41A, 318 feet in a westerly direction along the northerly margin of Clarksville Highway from the center line of Douglas Road; thence north 11 deg. 15' east a distance of 475.0 feet to an iron pin; thence north 79 deg. 00' west a distance of 230.00 feet to an iron pin; thence south 7 deg. 00' west a distance of 480.0 feet to an iron pin in the northerly margin of Clarksville Highway; thence along the northerly margin of Clarksville Highway in an easterly direction a distance of 135.0 feet to a concrete monument; thence still along the northerly margin of Clarksville Highway in an easterly direction a distance of 60.0 feet to the point of beginning. Said tract of land containing 2.32 acres.

Being the same property conveyed to Harry L. Swain and wife, June Ray Swain by Deed from Georgie D. White dated March 14, 1967 and recorded September 19, 1967 in Book 4172, Page 151, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Katherine Amanda Gray-Swain and Margaret Rosanna Gray-Swain, Trustees of The Harry Lee Swain, II GST-Exempt Trust dated March 13, 2017 by Quitclaim Deed from Harry Lee Swain, II dated March 13, 2017 and recorded March 16, 2017 as Instrument No. 20170316-0025567, in said Register's Office for Davidson County, Tennessee.

Property Address: 0 Clarksville Pike, Joelton, TN 37080
Parcel ID: 014 00 037.03

LAND in the 14th Civil District of Davidson County, Tennessee, according to a survey made by Hickerson & Hickerson, Engineers, dated September 3, 1964, more particularly described as follows:

Beginning at a point in the northerly margin of Clarksville Highway, US 41A, 838.7 feet west from the northwest corner of Clarksville Highway and Douglas Road; thence north 10 deg. 00' east a distance of 365.0 feet to an iron pin; thence north 80 deg. 00' east a distance of 117.5 feet to an iron pin; thence north 2 deg. 15' east a distance of 240.0 feet to an iron pin; thence north 87 deg. 45' west a distance of 125.0 feet to an iron pin; thence south 2 deg. 15' west a distance of 570.0 feet to an iron pin in the northerly margin on Clarksville Highway; thence easterly along the northerly margin of Clarksville Highway a distance of 210.0 feet to the point of beginning. Said tract being designated as Trust No.2 and containing 2.47 acres.

Being the same property conveyed to Harry L. Swain and wife, June Ray Swain by Warranty Deed from Tower Real Estate Development Corp., a Tennessee Corporation dated October 15, 1964 and recorded October 16, 1964 in Book 3822, Page 875, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry L. Swain by QuitClaim Deed from June R. Swain dated March 2, 2005 and recorded March 7, 2005 as Instrument No. 20050307-0024669, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry L. Swain by QuitClaim Deed from June R. Swain dated March 2, 2005 and recorded March 7, 2005 as Instrument No. 20050307-0024670, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Katherine Amanda Gray-Swain and Margaret Rosanna Gray-Swain, Trustees of The Harry Lee Swain, II GST-Exempt Trust dated March 13, 2017 by Quitclaim Deed from Harry Lee Swain, II dated March 13, 2017 and recorded March 16, 2017 as Instrument No. 20170316-0025568, in said Register's Office for Davidson County, Tennessee.

Property Address: 0 Clarksville Pike, Joelton, TN 37080
Parcel ID: 014 00 075.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record: (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6728 Clarksville Pike, 0 Clarksville Pike and 0 Clarksville Pike, Joelton, TN 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 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 our hands this 14th day of April, 2020

Katherine Amanda Gray-Swain, Trustee of The Harry Lee Swain, II GST-Exempt Trust dated March 13, 2017

BY: _____ co-trustee

Katherine Amanda Gray-Swain, Trustee

STATE OF Missouri

COUNTY OF St. Louis

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Katherine Amanda Gray-Swain, Trustee of The Harry Lee Swain, II GST-Exempt Trust dated March 13, 2017, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of April, 2020.

Notary Public

My Commission Expires: 6/6/20

(SEAL)

TERENCE J. MCCUNE
Notary Public, Notary Seal
State of Missouri
St. Louis City
Commission # 16041080
My Commission Expires 06-06-2020