Karen Johnson Davidson County
Batch# 387787 DEEDWARR
04/17/2020 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20200417-0040693

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2020.

Notary Public

My Commission Expires: 4-17-2023

Dannette Emerson State of Tennessee Notary Public Robertson County

Address New Owner As Follows:
Leigh-Land Stables, LLC,
8384 River Road Pike
Nashville, TN 37209

Send Tax Bills To:

SAME

Map-Parcel Number:
066-00-0-083

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, **BRENDA FAYE ROBINSON, EXECUTRIX**, for the estate of Jewelene Luna, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LEIGH-LAND STABLES, LLC**, A Tennessee limited liabiilty company

hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a portion of a tract of land in the 8th Civil District of Davidson County, Tennessee, and located on the north side of Biggs Road approximately 1 ½ mile west of River Road being tract #27 on the division of the George H. Hobbs Estate (not of record), described according to a survey by Elbert F. Luther, Jr., dated February , 1983, as follows:

Beginning a point in the centerline of Biggs Road, said point being the southwesterly corner of the property conveyed to Ezell Dickerson, Trustee, by instrument of record in Book 4665, page 735, thence leaving the centerline of Biggs Road and with Dickerson northeasterly line, thence North 46 deg. 39 min. West 14.5 feet, more or less, to an iron pin on the north right-of-way of Biggs Road; thence on the same line North 46 deg. 39 min. West 506.18 feet, more or less, to an iron pin on the south slope of the hill, thence North 40 deg. 15 min. East 264.30 feet, more or less, to an iron pin near the top of the hill, thence south 44 deg. 30 min. East, 542.60 feet, more or less, down the hill, across the branch to an iron pin in the center of Biggs Road; thence with the center of Biggs Road South 46 deg. 20 min. West, 246.60 feet, more or less, to the beginning containing 3.06 acres, more or less.

Being the same property conveyed to Andrew B. Luna and wife, Jewelene Luna by deed from T. Herschel Hudgins and wife, Mildred R. Hudgins of record in Book 6144, page 64, Register's Office for Davidson County, Tennessee and Deed of Correction of record in Book 6679, page 106, Register's Office for Davidson County, Tennessee; the said Andrew B. Luna having predeceased Jewelene Luna. The said Jewelene Luna having since died and by her Will in the Chancery Court for Robertson County, Tennessee, Probate Division, Docket No. CH20-DV-125, Brenda Faye Robinson was appointed Executrix.

This conveyance is made subject to:

1. 2020 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants of record in Book 4622, page 154, Register's Office for Davidson County, Tennessee.

3. Title to that portion of the premises embraced within the bounds of any roads, streets or highways.

4. Subject to the flow of branch crossing subject property.

This is improved property known as: **8464 Biggs Road, Nashville, TN 37209**

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, its successors assigns, forever; and covenant with 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 further covenant and bind myself, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1 day of April, 2020.

ESTATE OF JEWELENE LUNA

By: Brenda Faye Robinson 4/1/20
Brenda Faye Robinson, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRENDA FAYE ROBINSON, EXECUTRIX**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of April, 2020.

Dannette Emerson State of Tennessee Notary Public Robertson County

Dannette Emerson
Notary Public

My Commission Expires: 4-17-2023

True Copy Certification

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21

Notary's Seal

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2021

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