Karen Johnson Davidson County
Batch# 400964 DEEDWARR
05/15/2020 11:43:30 AM 12 pgs
Fees: $63.00 Taxes: $8,510.00
20200515-0050660

#35354

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35354-02-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,300,000.00. Affiant Subscribed and sworn to before me this 1st day of May, 2020. Notary Public My Commission Expires October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Catherine C. Sullivan, Trustee 7596 & 7600 Buffalo Road Nashville, TN 37211	Send Tax Bills To: New Owner 3941 Woodlawn Drive Nashville, TN 37205	Tax Information: Map and Parcel No.: 127 00 0 001 00 & 127 00 0 307 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Phillip R. Jones and wife, Marsha B. Jones (as to Tract I) and Marsha B. Jones, married (as to Tract II) ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Catherine C. Sullivan, Trustee of the Buffalo Road Revocable Land Trust U/A dated April 24, 2020 ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7596 & 7600 Buffalo Road, Nashville, TN 37211.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the ~~29th~~ PA day of ~~April~~, 2020. 1st May PA

Phillip R. Jones

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip R. Jones, 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, at office, this 1st day of May, 2020.

Notary Public

My Commission Expires: 10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of May, 2020.

Marsha B. Jones

STATE OF Texas

COUNTY OF Tarrant

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

Witness my hand, at office, this 1st day of May, 2020.

Notary Public

My Commission Expires: 4/29/22

SHEILA DOWLING
Notary Public, State of Texas
Comm. Expires 04-29-2022
Notary ID 12980488-0

SHEILA DOWLING
Notary Public, State of Texas
Comm. Expires 04-29-2022
Notary ID 12980488-0

EXHIBIT A
PROPERTY DESCRIPTION

TRACT I:

Being a parcel of land in the 35th Councilmanic District of Davidson County, Tennessee and located on the north margin of Buffalo Road, said parcel also being Map 127-00, Parcel 1.00 as evidenced in Deed Book 8765 Page 346 in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

To find the beginning, start at an iron rod on the north margin of Buffalo Road, said iron rod being the southwest corner of a 5 acre tract cut out of Parcel 1.00, and said iron rod being the former southwest corner of Parcel 1.00, and said iron rod also being the southeast corner of Map 127-00, Parcel 190.00 (Fein) as evidenced in Instrument Number 20071121-0136474, RODCT, thence; the with a curve to the right, (said curve having a chord direction of North 59 degrees 40 minutes 04 seconds East, and a chord length of 125.03 feet and said curve having a radius of 1187.79 feet), a distance of 125.09 feet, to an iron rod in the north margin of Buffalo Road, thence; continuing along the north margin of Buffalo Road, with a curve to the right, (said curve having a chord direction of North 61 degrees 08 minutes 41 seconds East, and a chord length of 59.18 feet and said curve having a radius of 2092.61 feet) a distance of 59.19 feet, to an iron rod the BEGINNING, said iron rod being the southwest corner of the property herein described (the remainder of Parcel 1.00), and said iron rod also being the southeast corner of the new 5 acre tract, thence:

1) leaving the north margin of Buffalo Road, severing Parcel 1.00, North 28 degrees 00 minutes 00 seconds West a distance of 199.96 feet to an iron rod, said iron rod being in the west line of the property herein described (the remainder of Parcel 1.00), and said iron rod being in the east line of the new 5 acre tract, and said iron rod also being in the west margin of easement to 5 acre tract and west margin of easement to Map 113-00, Parcel 180.00 (Alsup) as evidenced in Deed Book 11680 Page 313, RODCT, thence:

2) continuing to sever Parcel 1.00, North 50 degrees 00 minutes 00 seconds West a distance of 175.00 feet to an iron rod, said iron rod being in the west line of the property herein described (the remainder of Parcel 1.00), and said iron rod being in the east line of the new 5 acre tract, and said iron rod being the corner of the west margin of an easement serving the new 5 acre tract and serving Parcel 180.00, and said iron rod also being the corner of the 5 acre tract, thence:

3) continuing to sever Parcel 1.00, North 28 degrees 00 minutes 00 seconds West, passing a point at a distance of 129.74, said point being the northwest corner of the west margin of an easement serving Parcel 180.00, a total distance of 175.00 feet, to a magnetic nail, said magnetic nail being in the west line of the property herein described (the remainder of Parcel 1.00), and said magnetic nail also being in the new east line of the new 5 acre tract, thence:

4) continuing to sever Parcel 1.00, North 18 degrees 30 minutes 00 seconds West a distance of 101.45 feet to an magnetic nail, said magnetic nail being in the west line of the property herein described (the remainder of Parcel 1.00), and said magnetic nail also being in the new east line of the new 5 acre tract, thence:

5) continuing to sever Parcel 1.00, North 35 degrees 38 minutes 07 seconds West a distance of 247.69 feet to an iron rod, said iron rod being an interior corner of the west line of the property herein described (the remainder of Parcel 1.00), and said iron rod being the northeast corner of the new 5 acre tract, thence:

6) continuing to sever Parcel 1.00, South 46 degrees 00 minutes 00 seconds West a distance of 346.30 feet to an iron rod, said iron rod being an interior corner of the west line of the property herein described (the remainder of Parcel 1.00), and said iron rod being the northwest corner of the new 5 acre tract, and said iron rod also being in the east line of Map 127-00, Parcel 190.00 (Fein) as evidenced in Instrument Number 20071210136474, RODCT, thence:

7) continuing with the east line of Parcel 190.00, North 44 degrees 12 minutes 08 seconds West a distance of 407.16 feet to an iron rod, said iron rod being in the west line of the property herein described (the remainder of Parcel 1.00), and said iron rod being the north corner of Map 127-00, Parcel 190.00, and said iron rod also being in the west line of Map 113-00, Parcel 210.00 (Fein) as evidenced in Instrument Number 20071121/0136474, RODCT, thence:

8) leaving the line common to Parcel 190.00, following the line in common with Parcel 210.00, North 08 degrees 33 minutes 43 seconds West a distance of 400.49 feet to a pipe, said pipe being in the west line of the property herein described (the remainder of Parcel 1.00), and said pipe being the northeast corner of Parcel 210.00, and said pipe also being the southeast corner of Map 113-00, Parcel 76.00 (Travis) as evidenced in Deed Book 8149 Page 566, RODCT, thence:

9) leaving the line common to Parcel 210.00, following the line in common with Parcel 76.00, North 02 degrees 03 minutes 21 seconds East a distance of 797.54 feet to an iron rod, said iron rod being the northwest corner of the property herein described (the remainder of Parcel 1.00), and said iron rod also being in the east line of Parcel 76.00, thence:

10) turning the corner, continuing with the line in common with Parcel 76.00, North 89 degrees 39 minutes 03 seconds East a distance of 855.77 feet to an iron rod, said iron rod being the northeast corner of the property herein described (the remainder of Parcel 1.00), and said iron rod being in the south line of Parcel 76.00, and said iron rod also being the northwest corner of Map 113-00, Parcel 96.00 (Ewing) as evidenced in Deed Book 11609 Page 584, RODCT, thence:

11) leaving the line common to Parcel 76.00, following the line in common with Parcel 96.00, South 02 degrees 52 minutes 42 seconds West a distance of 803.43 feet to an iron rod, said iron pin being in the east line of the property herein described (the remainder of Parcel 1.00), and said iron rod also being in the west line of Parcel 96.00, thence:

12) continuing to follow the line in common with Parcel 96.00, South 30 degrees 59 minutes 58 seconds East a distance of 438.00 feet to an iron rod, said iron rod being an interior corner in the east line of the property herein described (the remainder of Parcel 1.00), and said iron rod being in the west line of Parcel 96.00, and said iron rod also being the northeast corner of Parcel 180.00, thence:

13) leaving the line common to Parcel 96.00, following the line in common with Parcel 180.00, South 65 degrees 02 minutes 06 seconds West a distance of 283.91 feet to an iron rod, said iron rod being an interior corner in the east line of the property herein described (the remainder of Parcel 1.00), and said iron rod being the northwest corner of Parcel 180.00, thence:

14) turning the corner, continuing with the line in common with Parcel 180.00, South 11 degrees 55 minutes 35 seconds East a distance of 48.79 feet to an iron rod, said iron rod being an interior corner in the east line of the property herein described (the remainder of Parcel 1.00), and said iron rod also being in the west line of Parcel 180.00, thence:

15) continuing to follow the line in common with Parcel 180.00, South 31 degrees 00 minutes 00 seconds East a distance of 694.20 feet to an iron rod in the north margin of Buffalo Road, said iron rod being the southeast corner of the property herein described (the remainder of Parcel 1.00), and said iron rod being the southwest corner of Parcel 180.00, thence:

16) leaving the line common with Parcel 180.00, along the north margin of Buffalo Road, with a curve to the left, (said curve having a chord direction of South 63 degrees 29 minutes 42 seconds West, and a chord length of 112.47 feet and said curve having a radius of 2092.61 feet) a distance of 112.49 feet to an iron rod in the north margin of Buffalo Road, said iron pin being in the southwest corner of the property herein described (the remainder of Parcel 1.00), and said iron rod also being the southeast corner of the new 5 acre tract, the BEGINNING, containing 29.1077 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated 04-27-2009.

TOGETHER WITH a water line service easement from the meters located on the southerly portion of the five acre tract to the south of subject property (portion of original Map 127-00, Parcel 1.00) over and across so much of the said five acre tract as is currently being used for location and maintenance of the water line which serves the subject property.

SUBJECT TO an Easement for location of a drive serving an adjacent 5 acre tract described as follows:

Being a 30' wide ingress and egress easement in the 35th Councilmanic District of Davidson County, Tennessee and located on the north margin of Buffalo Road, said easement also being a portion of Map 127-00, Parcel 1.00 as evidenced in Deed Book 8765 Page 346 in the Register's Office for Davidson County, Tennessee (RODCT), serving a new 5 acre tract that is a portion of Parcel 1.00 and being more particularly described as follows:

To find the beginning, start at an iron rod on the north margin of Buffalo Road, said iron rod being the southwest corner of a 5 acre tract cut out of Parcel 1.00, and said iron rod being the former southwest corner of Parcel 1.00, and said iron rod also being the southeast corner of Map 127-00, Parcel 190.00 (Fein) as evidenced in Instrument Number 20071121-0136474, RODCT, thence; the with a curve to the right, (said curve having a chord direction of North 59 degrees 40 minutes 04 seconds East, and a chord length of 125.03 feet and said curve having a radius of 1187.79 feet) a distance of 125.09 feet, to an iron rod in the north margin of Buffalo Road, thence; continuing along the north margin of Buffalo Road, with a curve to the right, (said curve having a chord direction of North 61 degrees 08 minutes 41 seconds East, and a chord length of 59.18 feet and said curve having a radius of 2092.61 feet) a distance of 59.19 feet, to an iron rod the BEGINNING, said iron rod being the southwest corner of the property herein described (the remainder of Parcel 1.00), and said iron rod also being the southeast corner of the new 5 acre tract, thence:

1) crossing Parcel 1.00, North 28 degrees 00 minutes 00 seconds West a distance of 199.96 feet to an iron rod, thence;
2) continuing to cross Parcel 1.00, North 50 degrees 00 minutes 00 seconds West a distance of 175.00 feet to an iron rod, thence;
3) continuing to cross Parcel 1.00, North 51 degrees 00 minutes 00 seconds East a distance of 30.56 feet to a point, thence;

4) continuing to cross Parcel 1.00, South 50 degrees 00 minutes 00 seconds East a distance of 175.00 feet to a point, thence;
5) continuing to cross Parcel 1.00, South 28 degrees 00 minutes 00 seconds East a distance of 205.98 feet to a point, thence;
6) following the line of Parcel 1.00 and with the north margin of Buffalo Road, with a curve to the left (said curve having a chord bearing of South 62 degrees 21 minutes 57 seconds West, and a chord length of 30.00 feet and said curve having a radius of 2092.61 feet) a distance of 30.00 feet to an iron rod, the BEGINNING, containing 7,494.23 square feet, or 0.172 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated 04-27-2009.

Being part of the same property conveyed to Phillip R. Jones and wife, Marsha B. Jones by deed dated October 22, 1992 from Madison Smith and wife, Ada T. Smith of record in Book 8765, page 346, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Phillip R. Jones and wife, Marsha B. Jones by Quitclaim Deed dated July 14, 2009 from Christy W. Ivey, Trustee of record in Instrument No. 20090722-0068812, Register's Office for Davidson County, Tennessee.

TRACT II:

Being a parcel of land in the 35th Councilmanic District of Davidson County, Tennessee and located on the north margin of Buffalo Road, said parcel also being a portion of Map 127-00, Parcel 1.00 as evidenced in Deed Book 8765 Page 346 in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING, at an iron rod in the north margin of Buffalo Road, said iron rod being the southwest corner of the property herein described, and said iron rod being the former southwest corner of Parcel 1.00, and said iron rod also being the southeast corner of Map 127-00, Parcel 190.00 (Fein) as evidenced in Instrument Number 20071121-0136474, RODCT, thence:

1) leaving the north margin of Buffalo Road, along the east line of Parcel 190.00, North 44 degrees 12 minutes 08 seconds West a distance of 826.09 feet to an iron rod, said iron rod being the northwest corner of the property herein described, and said iron rod being a new interior corner in the west line of the remainder of Parcel 1.00, and said iron rod also being in the east line of Parcel 190.00 thence:

2) leaving the east line of Parcel 190.00, severing Parcel 1.00, North 46 degrees 00 minutes 00 seconds East a distance of 346.30 feet to an iron rod, said iron rod being the northeast corner of the property herein described, and said iron rod also being an interior corner in the west line of the remainder of Parcel 1.00, thence:

3) continuing to sever Parcel 1.00, South 35 degrees 38 minutes 07 seconds East a distance of 247.69 feet to a magnetic nail, said magnetic nail being in the east line of the property herein described, and said magnetic nail also being in the west line of the remainder of Parcel 1.00, thence:

4) continuing to sever Parcel 1.00, South 18 degrees 30 minutes 00 seconds East a distance of 101.45 feet to a magnetic nail, said magnetic nail being in the east line of the property herein described, and said magnetic nail also being in the west line of the remainder of Parcel 1.00, thence:

5) continuing to sever Parcel 1.00, South 28 degrees 00 minutes 00 seconds East, passing a point at a distance of 45.26 feet said point being the edge of an easement serving Parcel 180.00, a total distance of 175.00 feet, to an iron rod, said iron rod being in the east line of the property herein described, and said iron rod being in the west line of the remainder of Parcel 1.00, and said iron rod being a corner to the west margin of an easement serving the property herein described, and said iron rod also being a corner to the west margin of an easement serving Map 113-00, Parcel 180.00 (Alsup) as evidenced in Deed Book 11680 Page 313, RODCT, thence:

6) continuing to sever Parcel 1.00, South 50 degrees 00 minutes 00 seconds East a distance of 175.00 feet to an iron rod, said iron rod being in the east line of the property herein described, and said iron rod being in the west line of the remainder of Parcel 1.00, and said iron rod being a corner of the west margin of an easement serving the property herein described and said iron rod also being a corner to the west margin of an easement serving Parcel 180.00, thence:

7) continuing to sever Parcel 1.00, South 28 degrees 00 minutes 00 seconds East a distance of 199.96 feet to an iron rod in the north margin of Buffalo Road, said iron rod being the southeast corner of the property herein described, and said iron rod being the new southwest corner of the remainder of Parcel 1.00, and said iron rod being a corner of the west margin of an easement serving the property herein described, and said iron rod also being a corner to the west margin of an easement serving Parcel 180.00, thence:

8) following the north margin of Buffalo Road, with a curve to the left, (said curve having a chord direction of South 61 degrees 08 minutes 41 seconds West, and a chord length of 59.18 feet and said curve having a radius of 2092.61 feet) a distance of 59.19 feet to an iron rod in the north margin of Buffalo Road, said iron rod being in the south line of the property herein described, thence;

9) following the north margin of Buffalo Road, with a curve to the left, (said curve having a chord direction of South 59 degrees 40 minutes 04 seconds West, and a chord length of 125.03 feet and said curve having a radius of 1187.79 feet) a distance of 125.09 feet to an iron rod in the north margin of Buffalo Road, the BEGINNING, containing 5.0926 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated 04-27-2009.

TOGETHER WITH an Easement for location of a drive serving subject property described as follows:

Being a 30' wide ingress and egress easement in the 35th Councilmanic District of Davidson County, Tennessee and located on the north margin of Buffalo Road, said easement also being a portion of Map 127-00, Parcel 1.00 as evidenced in Deed Book 8765 Page 346 in the Register's Office for Davidson County, Tennessee (RODCT), serving a new 5 acre tract that is a portion of Parcel 1.00 and being more particularly described as follows:

To find the beginning, start at an iron rod on the north margin of Buffalo Road, said iron rod being the southwest corner of a 5 acre tract cut out of Parcel 1.00, and said iron rod being the former southwest corner of Parcel 1.00, and said iron rod also being the southeast corner of Map 127-00, Parcel 190.00 (Fein) as evidenced in Instrument Number 20071121-0136474, RODCT, thence; the with a curve to the right, (said curve having a chord direction of North 59 degrees 40 minutes 04 seconds East, and a chord length of 125.03 feet and said curve having a radius of 1187.79 feet) a distance of 125.09 feet, to an iron rod in the north margin of Buffalo Road, thence; continuing along the north margin of Buffalo Road, with a curve to the right, (said curve having a chord direction of North 61 degrees 08 minutes 41 seconds East, and a chord length of 59.18 feet and said curve having a radius of 2092.61 feet) a distance of 59.19 feet, to an iron rod the BEGINNING, said iron rod being the southwest corner of the property herein described (the remainder of Parcel 1.00), and said iron rod also being the southeast corner of the new 5 acre tract, thence:

1) crossing Parcel 1.00, North 28 degrees 00 minutes 00 seconds West a distance of 199.96 feet to an iron rod, thence;
2) continuing to cross Parcel 1.00, North 50 degrees 00 minutes 00 seconds West a distance of 175.00 feet to an iron rod, thence;
3) continuing to cross Parcel 1.00, North 51 degrees 00 minutes 00 seconds East a distance of 30.56 feet to a point, thence;
4) continuing to cross Parcel 1.00, South 50 degrees 00 minutes 00 seconds East a distance of 175.00 feet to a point, thence;
5) continuing to cross Parcel 1.00, South 28 degrees 00 minutes 00 seconds East a distance of 205.98 feet to a point, thence;
6) following the line of Parcel 1.00 and with the north margin of Buffalo Road, with a curve to the left (said curve having a chord bearing of South 62 degrees 21 minutes 57 seconds West, and a chord length of 30.00 feet and said curve having a radius of 2092.61 feet) a distance of 30.00 feet to an iron rod, the BEGINNING, containing 7,494.23 square feet, or 0.172 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated 04-27-2009.

Being part of the same property conveyed to Phillip R. Jones and wife, Marsha B. Jones by deed dated October 22, 1992 from Madison Smith and wife, Ada T. Smith of record in Book 8765, page 346, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Marsha B. Jones by Quitclaim Deed dated July 14, 2009 from Christy W. Ivey, Trustee of record in Instrument No. 20090722-0068814, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 127 00 0 001 00. (TRACT I)
2. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 127 00 0 307 00. (TRACT II)
3. 30 foot wide ingress and egress easement as more fully described in instrument of record in Instrument No. 20090630-0060928, Register's Office for Davidson County, Tennessee.
4. Water line service easement in favor of TRACT I from the meters located upon the southern portion of this subject tract over and across so much of the subject property as is currently being used for location and maintenance of the water line which serves TRACT I.
5. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 5556, page 594, Register's Office for Davidson County, Tennessee.
6. No insurance is afforded as to the exact amount of acreage contained in the property described herein.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

