Karen Johnson Davidson County
Batch# 413295 DEEDWARR
06/10/2020 02:01:30 PM 4 pgs
Fees: $23.00 Taxes: $4,315.68
20200610-0059548

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1365

STATE OF TENNESSEE
COUNTY OF

#35370

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,166,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May, 2020

Notary Public

Commission Expires: _____

ASHLEY H. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-7-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
George E. Mudter, Jr., Trustee 3811 Bedford Ave. Suite 205 Nashville, TN 37215	NEW owner 3811 Bedford Ave Suite 205 Nashville TN 37215	167-00-0-003.00 (Davidson Co.) & 167-00-0-006.00 (Davidson Co.) & 023-067.00 (Williamson Co.)

WARRANTY DEED

FOR AND IN 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/WE,

Elizabeth Porter Bumpous and Nancy Elaine Bumpous Atteberry, Co-Personal Representatives of The Estate of William Harold Bumpous Sr

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George E. Mudter, Jr. , Trustee of the Old Harding Trust u/a dated April 6, 2017, as amended May 22, 2020

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:

A certain parcel of land situated in the 35th Civil District of Davidson County and the 1st Civil District of Williamson County, more particularly described as follows according to a survey prepared by William B. Perkins, R.L.S. #2163, H & H Land Surveying, Inc. dated April 4, 2020. Job number 2020-0102.

Tract I

Beginning at an iron rod found in the northwesterly margin of Highway 100, also being the southeast corner of the William R. Frist property, Tax Map 23, Parcel 66, of record in Book 5764, Page 809, Register's Office for Williamson County; thence leaving said margin North 6°57'53" East 1861.00 feet to an iron rod set near a fence corner, also being a corner of the Frist property; thence South 82°58'35" East, passing through an iron rod found at 503.00 feet, a concrete monument at 600.06 feet, and an iron rod found at 750.95 feet, in all 924.00 feet to an iron rod set, also a common corner of the Larry T. Allison property, Tax Map 168, Parcel 1, of record in Book 6333, Page 869, Register's Office for Davidson County; thence along the easterly and southerly lines of the Larry T. Allison property the following seven (7) calls:

Thence North 1°51'26" East 1,237.50 feet to an iron rod set;
thence North 78°02'37" East 660.00 feet to an iron rod set;
thence South 83°27'23" East 825.00 feet to an iron rod set;
thence North 56°09'32" East 264.00 feet to an iron rod found in concrete;

thence South 49°13'00" East 626.89 feet to a twenty four (24) inch forked Beech tree;
thence South 44°43'00" East 561.00 feet to an iron rod set;
thence South 37°13'00" East 426.67 feet to an iron rod set in the northerly margin of Highway 100, also being the southwest corner of the Mamie Bunn and Barry Dennis property, Tax Map 167, Parcel 4, of record in Book 11,337, Page 86, Register's Office for Davidson County; thence along the northerly margin of Highway 100 South 70°26'19" West 2,903.46 feet to an iron rod set; thence along said margin in a curve to the left, having a radius of 1,187.35 feet and an arc length of 665.53 feet to an iron rod set near a concrete control monument for the Public Works Department; thence South 36°31'02" West 26.98 feet to an iron rod set; thence North 40°22'19" West 120.13 feet to an iron rod set; thence South 36°31'02" West 200.00 feet to an iron rod set; thence North 89°06'36" East 31.47 feet to an iron rod set; thence South 36°31'02" West 45.60 feet to an iron rod set; thence along a curve to the right, having a radius of 2,445.38 and an arc length of 482.69 feet to an iron rod set; thence South 52°11'03" West 202.35 feet to an iron rod set; thence South 54°08'04" West 54.67 feet to the point of beginning.

Containing 5,184,338 square feet or 119.02 acres, more or less.

Tract II

Beginning at an iron rod set in the southerly margin of Highway 100, also being the northwest corner of the Charlie B. Mitchell, Jr. property, Tax Map 167, Parcel 5, of record in Instrument number 20060914-0113911, Register's Office for Davidson County; thence leaving said margin South 37°13'00" East 91.37 feet to a nail set in Hurricane Creek, also being the southwest corner of the Charlie B. Mitchell, Jr. property; thence along the approximate centerline of Hurricane Creek the following fifteen (15) calls:

Thence South 75°30'22" West 147.27 feet to a point;
thence South 19°45'36" West 36.37 feet to a mag nail found;
thence South 55°19'04" West 297.00 feet to a point;
thence South 66°19'04" West 275.55 feet to a point;
thence South 88°04'14" West 264.00 feet to an iron rod found, TN. R.L.S. # 1698;
thence South 75°12'43" West 72.99 feet to an iron rod found, TN. R.L.S. # 1698;
thence South 47°10'56" West 26.19 feet to a mag nail found;
thence South 66°00'52" West 53.55 feet to an iron rod found, TN. R.L.S. # 1698;
thence South 59°00'05" West 192.05 feet to a point;
thence South 64°33'22" West 112.80 feet to a nail found;
thence South 58°29'10" West 160.82 feet to a point;
thence South 84°31'15" West 200.26 feet to a point;
thence South 69°13'11" West 396.73 feet to a point;
thence North 67°22'24" West 143.09 feet to an iron rod found, TN. R.L.S. #1698;
thence South 67°53'38" West 297.09 feet to a nail and washer found in the approximate centerline of Hurricane Creek; thence South 75°27'40" West 177.09 feet to an iron rod found, TN. R.L.S. # 1698; thence South 62°04'04" West 565.95 feet to a point; thence South 49°49'04" West 342.15 feet to an iron rod set in the southeasterly margin of Highway 100, also being a corner of the Charlie B. Mitchell, Jr. property, Tax Map 23, Parcel 66.01, of record in Book 3296, Page 783, Register's Office for Williamson County; thence along said margin of Highway 100 North 36°31"02" East 93.58 feet to a concrete monument found; thence North 54°00'42" West 7.31 feet to a concrete monument found; thence along a curve to the right, having a radius of 1,123.17 feet and an arc length of 628.69 feet to an iron rod set; thence North 70°26'19" East 2,922.87 feet to the point of beginning.

Containing 462,095 square feet or 10.61 acres, more or less.

Being the same property conveyed to William Harold Bumpous, Sr., Trustee of the Trust Agreement between Alice Shaw Bumpous and William Harold Bumpous, Sr., dated the 17th day of April, 1984, by Quitclaim Deed from Alice S. Bumpous, a widow, of record in book 6273, page 609, Register's Office for Davidson County, Tennessee, and of record in book 478, page 9, Register's Office for Williamson County, Tennessee. By Trustee's Quitclaim Deed dated November 6, 2019 of record in Instrument No. 20191106-0114809, Register's Office for Davidson County, Tennessee, and Book 7800, page 601, Register's Office for Williamson County, Tennessee, William Harold Bumpous, Sr., Trustee of the Trust

Agreement between Alice Shaw Bumpoius and William Harold Bumpous, Sr., dated the 17th day of April, 1984, conveyed subject property to William Harold Bumpous, Sr. The said William Harold Bumpous, Sr. having died on December 21, 2019 leaving a Last Will and Testament filed for Probate in Docket No. 20-P46, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, William Harold Bumpous, Sr., directed that the Executor administer and distribute the real property as part of his probate estate. Letters Testamentary were issued to Nancy Elaine Bumpous Atteberry and Elizabeth Porter Bumpous.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 9508 Highway 100, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of May, 2020.

Elizabeth Porter Bumpous, Co-Personal Representative of The Estate of William Harold Bumpous Sr.

Nancy Elaine Bumpous Atteberry, Co-Personal Representative of The Estate of William Harold Bumpous Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elizabeth Porter Bumpous and Nancy Elaine Bumpous Atteberry, Co-Personal Representatives of The Estate of William Harold Bumpous Sr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of May, 2020.

Notary Public
My Commission Expires: 11/19/23

(Notary Seal)

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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:

