Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Evan P. Dickert and
James E. Dubois
100 Rebecca Court
Franklin, TN 37064

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY
PREPARED BY:
TRI-STAR TITLE CO., LLC.
213 W. MAIN ST., SUITE 1
P.O. BOX 337
WOODBURY, TN 37190

MAP/ PARCEL: 061-04-0-001.00

Karen Johnson Davidson County
Batch# 415675 DEEDWARR
06/16/2020 11:40:03 AM 3 pgs
Fees: $18.00 Taxes: $222.00

20200616-0062032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **BERTHA M. MANUS a/k/a BERTHA MANUS PACE, a single person,** has this day bargained and sold and do hereby transfer and convey unto, **EVAN P. DICKERT and JAMES E. DUBOIS, as tenants in common,** their heirs and assigns, a certain tract or parcel of realty situated in Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEING Lot No. 63 and the northerly triangular part of Lot No. 64 on the Plan of Inglewood Heights Subdivision, as of record in Book 1424, Page 85, Register's Office for said County, and a tract lying to the rear or east of said Lots No. 63 and 64 on said plan, and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, February 27, 1954, as follows:

BEGINNING at a point on the northerly margin of Inglewood Court, at the common corner of Lots No. 62 and 63; thence with the line between said lots, northwardly 168.5 feet to a point; thence with the rear line of Lot No. 63, North 79°32' East 54.2 feet, and North 52°16' East 165.3 feet to an iron pin at the most northerly corner of Lot No. 63; thence along the South line of the Spring Hill Cemetery Property, North 69° East 79.2 feet, North 39-1/2° East 178.2 feet, and North 82-1/4° East 194.68 feet to a point in the north line of the Hayesboro Quarry Lot; thence along the line of said Quarry lot, South 67° East 407.1 feet and South 67°30' West 68.3 feet to a point in the line of Lot 64; thence, across Lot 64, northwesterly 40 feet to a point in the line between Lots No 63 and 64; thence with the line between said lots, southwesterly 254.1 feet to an iron pin in the northeasterly margin of Inglewood Court; thence with the margins of said street, northwesterly, along a slight curve, 60.3 feet to the beginning.

INDLUDED in the above description, but excluded from this conveyance, is the following described property heretofore conveyed to Metropolitan Nashville and Davidson County, for the Briley Parkway right of way, to-wit: BEGINNING at a point in the south right of way line of the Proposed Briley Parkway; said point also being a northerly line of Lot #63; as of record in Register's Office of Davidson County, Tennessee, in Book 1424, Page 85; thence North 52°15' East along said Lot line 80 feet, more or less, to a point at the most northerly corner of Lot #63; thence along the South line of the Spring Hill Cemetery property, North 69° East 79.2 feet; thence North 39°30' East 178.2 feet; thence North 82°15' East 194.68 feet to a point in the North line of the Hayesboro Quarry lot; thence along the line of said Quarry lot, South 67° East, 404 feet, more or less, to a point in the southerly right of way line of the Proposed Briley Parkway; thence westerly along the Proposed right of way line of Briley Parkway, 25 feet, more or less, to a point; thence northerly along the Proposed right of way line of Briley Parkway 25 feet to a point; thence westerly along the Proposed right of way line of Briley Parkway 75 feet, more or less, to the point of beginning, and containing 22,800 square feet, more or less. Also excluded from this conveyance are the following described tracts. Tract No. 90; BEGINNING at the present northeast corner of subject property; thence North 79°49'43" West 73.34 feet along the present southerly margin of Briley Parkway to a

point; thence South 58°51'14" West along the present southerly margin of Briley Parkway to a point; thence South 86°31'02" East 105.02 feet along the new relocated south margin of Briley Parkway to a point; thence South 82°10"15" East 42.06 feet along the new relocated south margin of Briley Parkway to a point; thence North 2°18'10" West 43.05 feet to the point beginning and containing 0.115 acres. Tract No. 94: BEGINNING at the common corner of Spring Hill Cemetery, Davidson County Rock Quarry and Elsie M. Jones; thence South 54°27'35" West 130.49 feet along the property line between the Rock Quarry and Elsie M. Jones to a point; thence northwesterly 132.50 feet around a curve that has a 2764.79 foot radius along the present north margin of Briley Parkway to a point; thence North 82°47'20" East 80.00 feet along the property line between Spring Hill Cemetery and Elsie M. Jones to a point; thence North 88°59'09" East 183.63 feet along the property line between Spring Hill Cemetery and Elsie M. Jones to the point of beginning and containing 0.255 acres.

LESS and Except the following property:
BEGINNING at the point of intersection of the existing south margin of SR. 155 and the east boundary of the Bobby R. Jones and Mary Ann Jones property; thence with said existing margin easterly 159 feet more or less to point; thence with the northwest boundary of the James E. Schweitz, Etux property southwesterly 17 feet more or less to a point, said point being 112.73 feet left of SR. 155 proposed centerline station 551+36.28; thence with the proposed south margin of said road South 88 degrees, 22'45" West 152.73 feet to a point, said point being 145.05 feet left of SR 155 proposed centerline station 552+78.65; thence with said east boundary North 18 degrees, 44'53" East 19 feet more or less to the point of beginning, containing 3,058 square feet.

THIS property is subject to all matters shown on plan or record in Plat Book 1424, Page 85, Register's Office, Davidson County, Tennessee.

BEING a part of the same property conveyed to Bertha M. Manus by Installment Deed from Col. William C. Jones and wife, Edith D. Jones, dated July 29, 1977 in Deed Book 5183, Page 837, Register's Office, Davidson County, Tennessee.

THIS property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2020 will be prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I further covenant with the said grantees, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2020 real property taxes which taxes have been prorated between the parties herein and the grantor having paid her pro-rata share unto the grantees; the grantees assume and agree to pay the same when due.

I do further covenant and bind myself, my heirs and assigns to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, forever, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 12th day of June, 2020.

Bertha Manus Pace
BERTHA MANUS PACE
By: Kay Bowen Attorney in Fact
KAY BOWEN, Attorney-in-Fact

STATE OF TENNESSSEE)
: ss.
COUNTY OF CANNON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **KAY BOWEN,** bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument on behalf of **BERTHA MANUS PACE** and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the same **BERTHA MANUS PACE** and appearing of record in **Record Book** _____, **Page** _____, Register's Office for Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at Woodbury, Tennessee, this the 12th day of June, 2020.

NOTARY PUBLIC

TRACEY GULLETT
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My commission expires: 1/24/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $ 60,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 11th day of June, 2020.

NOTARY PUBLIC

TRACEY GULLETT
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My Commission Expires: 1/24/21