WARRANTY DEED

Karen Johnson Davidson County
Batch# 449432 DEEDWARR
08/04/2020 10:51:30 AM 4 pgs
Fees: $23.00 Taxes: $2,479.00
20200804-0086013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/22/23
(AFFIX SEAL)

LELAND E. COLEMAN STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0500

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Morrill and Kelly Morrill	New Owner	Map: 08700016100
(NAME) 4937 Tulip Grove Lane	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($670,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALICE FAYE COLE, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MIKE MORRILL AND KELLY MORRILL, HUSBAND AND WIFE,

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:

Being a certain parcel of land located in the 13th Councilmanic District (second civil district) of Nashville-Davidson County, Tennessee; being further described as follows;

Beginning at an old iron rod situated in the easterly margin of Tulip Grove Road; said iron rod being the northwest corner of the property conveyed from Johnnie O. Withers, Sr. to B & P Developments , Inc. as evidenced in Book 8828, Page 756 RODC,Tn;

Thence, leaving the said margin of Tulip Grove Road and along the northerly boundary line of B & P Developments, Inc. S 76°-32'-26"E - 730.17 feet to an iron rod being the POINT OF BEGINNING of the herein described tract;

Thence, continuing along the said boundary line of B & P Developments , Inc. S 76°-32 '-26" E - 97.86 feet to an iron rod;

Thence, leaving the said boundary line of B & P Developments, Inc. S 72°-35'-24" W – 84.00 feet to an iron rod;

Thence, N 17°-24'-36" W - 50. 21 feet to the POINT OF BEGINNING.

Containing 0.05 Acres (2,108 SF).

And,

Land lying in the 2nd Civil District of Davidson County, Tennessee, described as follows:

A tract of land described according to land survey, "Being the northerly part of the Johnnie O. Withers Property" dated February 18, 1986 by John D. McCormick, Surveyor, and being more particularly described as follows:

Beginning at a point on the easterly margin of the right-of-way of Tulip Grove Road, being the northwest corner of remaining property of Johnnie Odell Withers, Sr., thence along said right-of-way in a northerly direction, the curve data being as follows: D=5° 17', R=660.32 feet, and T=30.53 feet, a distance of 61.0 feet to a point; thence continuing along said right-of-way North 29° 08' East 15.0 feet to a point; thence leaving the easterly margin of the right-of-way of Tulip Grove Road South 51° 41' East 100 feet to a point; thence South 79° 39' East 791.5 feet to a point; thence North 8° 24' East 588.0 feet to a point; thence South 81° 36' East 627.0 feet to a point; thence South 4° 03' East 638.9 feet to a point; thence North 79° 39' West 1,557.0 feet to the point of beginning and containing 9.95 acres, more or less.

Being the same property conveyed to Arnold A. Cole and wife, Alice Faye Cole by deed from Johnnie Odell Withers, Sr., a single man, of record in Book 6791, Page 606, dated February 26, 1986, said Register's Office. The said Arnold A. Cole having since died on April 29, 2019, and title vested in Alice Faye Cole as surviving tenant by the entirety.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT SPECIFICALLY EXCLUDED from this conveyance are the following tracts of land being more particularly described as follows, to wit:

Being a certain parcel of land located in the 13th Councilmanic District (second civil district) of Nashville-Davidson County, Tennessee; being further described as follows:

Beginning at an old iron rod situated in the easterly margin of Tulip Grove Road; said iron rod being the most southwest corner of the property conveyed from Paul Kitchen and wife Anita Kitchen to B & P Developments, Inc. as evidenced in Book 8828, Page 767, RODC, Tn;

Thence, leaving the said margin of Tulip Grove Road and along the B & P Developments, Inc. southerly boundary line S 48°-34'-08" W 100.23 feet to an old iron rod;

Thence, S 76°-32'-26" E - 667.70 feet to an iron rod;

Thence, leaving the said boundary line of B & P Developments, Inc. S 72°-35'-24" W - 54.63 feet to an iron rod situated in the northerly boundary line of the property conveyed from Johnnie 0. Withers, Sr. to B & P Developments, Inc. as evidenced in Book 8828, Page 756, RODC, Tn;

Thence, along the said boundary line of B & P Developments, Inc. N 76°-32'-26" W - 730.17 feet to an iron rod situated in the aforementioned margin of Tulip Grove Road;

Thence, leaving the said boundary line of B & P Developments, Inc. and along the said margin of Tulip Grove Road in a northeasterly direction with a curve to the right having a radius of 795.00 feet a distance of 77.91 feet (chord = N 28°-5B'-31" E 77.88') to the POINT OF BEGINNING.

Containing 0.54 Acres (23,449 SF).

Being the same property conveyed to B & P Developments, Inc. by Quitclaim Deed from Arnold A. Cole and wife, Alice Faye Cole, of record in Book 9540, Page 156, dated December 6, 1994, said Register's Office.

And,

Land in Davidson County, Tennessee, being Lot Nos. 1 - 5 on the Plan of Cole's Retreat, of record in Instrument No. 20021120-0144463, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Earheart Group, LP by deed from Arnold A. Cole and wife, Alice Faye Cole, of record in Instrument 20040302-0023529, said Register's Office; and being the same property conveyed to Eastland Construction, Inc. by deed from Arnold A. Cole and wife, Alice Faye Cole, of record in Instrument No. 20030114-0005620, said Register's Office; and being the same property conveyed to Eastland Construction, Inc. by deed from Arnold A. Cole and wife, Alice Faye Cole, of record in Instrument No. 20030114-0005624, said Register's Office; and being the same property conveyed to Ricky Brewington by deed from Arnold A. Cole and wife, Alice Faye Cole, of record in Instrument 20031126-0171656, said Register's Office.

Being the same property conveyed to Arnold A. Cole and wife, Alice Faye Cole, by deed from B & P Developments, Inc., of record in Book 9540, Page 153, dated December 6, 1994, Register's Office for said County. The said Arnold A. Cole having since died on April 29, 2019.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees.

Easement to CUD of record in Book 9086, Page 748, said Register's Office.

Easement to Metro of record in Instrument 20021016-0127133, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4937 Tulip Grove Lane, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 31st day of July, 2020.

Alice Faye Cole

Alice Faye Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alice Faye Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 31st day of July, 2020.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

