Karen Johnson Davidson County
Batch# 480986 DEEDWARR
09/22/2020 12:57:06 PM 3 pgs
Fees: $18.00 Taxes: $9,601.50
20200922-0108639

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35677-08-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,595,000.00. Affiant Subscribed and sworn to before me this 18th day of September, 2020. Notary Public My Commission Expires: 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Joshua Lee Harris Meredith Ann Harris 1609 Otter Creek Road Nashville, TN 37215	New Owner	Map and Parcel No.: 145 00 0 075 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, Joel Shideler, Trustee of the Otter Creek Land Trust under agreement dated May 6, 2015 ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Joshua Lee Harris and wife Meredith Ann Harris ("Grantees"), their heirs 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 1609 Otter Creek Road, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WSB-VRES-201609

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs 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 18th day of September, 2020.

Joel A Shideler, Trustee

Joel Shideler, Trustee of the
Otter Creek Land Trust
under agreement dated May 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joel Shideler, Trustee of the Otter Creek Land Trust under agreement dated May 6, 2015, 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 18th day of September, 2020.

Notary Public
My Commission Expires

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Waterswood Heights, as of record in Plat Book 3842, page 18, Register's Office for Davidson County, Tennessee and being more fully described as follows.

Land lying in the Seventh Civil District of Davidson County, Tennessee, and being 4.1 acres, more or less (of a 23.5 acre tract more or less), surveyed by J. L. Murphy & Co. and dated April 30, 1965, and being further described as follows:

Beginning at an iron pin in the southerly margin of Otter Creek Road, said iron pin being 720 feet from the northeast corner of Mable Ward et al, property, as of record in Book 770, Page 64, and Book 939, Page 434, Register's Office for Davidson County, Tennessee; said northeast corner of Mable Ward et al. property is also the northwest corner of the 23.5 acre tract, more or less owned by Glenn Waters of which the herein described tract is part; thence eastwardly with the southerly margin of Otter Creek Road around a 1.933 degree curve 9.20 feet to the end of the curve; thence continuing along the southerly margin of said road North 61 deg. 52' East 163.88 feet to the beginning of a 3,929 degree curve; thence eastwardly around said 3,929 curve, 106.92 feet to an iron pin, the northeast corner of the herein described tract; thence leaving the southerly margin of Otter Creek Road, south 13 deg. 12' 40" East, 808.66 feet to an iron pin, the southeast corner of the herein described tract, said southeast corner is also in the northerly margin of a 50 foot wide easement that runs parallel to and north of Glenn Waters southerly line; thence North 86 deg. 30' 45" West 228.00 feet with the northerly margin of the 50 foot eastment to an iron pin, the southwest corner of the herein described tract; thence North 17 deg. 42' 30" West 727.73 feet to an iron pin, the point of beginning and containing 4.1 acres, more or less.

Being the same property conveyed to Joel Shideler, Trustee of the Otter Creek Land Trust under agreement dated May 6, 2015, by Warranty Deed dated May 15, 2015, from Jeremy Lyons and wife Anna Lyons, of record in Instrument No. 201505180045731, Register's Office for Davidson County, Tennessee.

Together with rights in and to the use of a 50-foot driveway easement as shown on the plan of record in Book 3842 Page 18.

This conveyance is made subject to:

1. State and County taxes for the year 2020 and subsequent years, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 145 00 0 075 00.
2. All matters appearing on the Plan of record as Book 3842, page 18, Register's Office for Davidson County, Tennessee.
3. Easement for old road, contained in Deed of record in Book 3879, page 784, Register's Office for Davidson County, Tennessee.
4. Easement for driveway shown on Plan of record in Book 3842, page 18, Register's Office for Davidson County, Tennessee.
5. Permanent Easement Agreement with the City of Forest Hills of record in Instrument No. 20011206-0134383.
6. Easement for the flow of Otter Creek across the subject premises.
7. Title to that portion of subject property embraced within the bounds of Otter Creek Road.