Record Return

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,500,900.00~~

~~Affiant~~

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF **SEPTEMBER, 2020.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAMMUEL JACOBS, ET UX	**SAME**	**067-00-0-002.00**
(NAME) 2510 NE 32 ct	(NAME)	
(ADDRESS) Lighthouse Point FL 33064	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, GARY C. DUKE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMMUEL JACOBS AND MARY JACOBS, 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:

See Attached Exhibit "A" for said legal description

Karen Johnson Davidson County
Batch# 488731 **DEEDWARR**
10/05/2020 08:52:41 AM 3 pgs
Fees: $18.00 Taxes: $5,553.33

20201005-0114553

This conveyance is subject to Easements of record in Book 831, Page 57, Book 2138, Page 487, Book 273, Page 483, and Instrument No. 20110307-0018000; Application for Greenbelt Assessment-Agricultural, of record in Instrument No. 20070305-0026634; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **5526 ASHLAND CITY HIGHWAY, NASHVILLE, TN 37218**
(House Number) (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 my hand this 30 day of September, 2020.

GARY C. DUKE

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 **Gary C. Duke,** the bargainor, 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 and official seal at office this 30 day of September, 2020.

My commission expires: **May 2, 2022**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

A tract of land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, about ten miles west of the City of Nashville, on the north bank of Cumberland River and described as follows:

Beginning at a point on the north bank of Cumberland River at the mouth of Back Creek; thence down said River at low water mark, north 73° west 30 poles to the mouth of Mill Branch; thence up said Branch, north 25° west, crossing the Turnpike at the branch bridge at 5 poles, in all 10 poles to a stake near the branch; thence north 56-1/4° west 20-8/10 poles to a stake near the old spring and 9 feet southwest of a marked Honey Locust; thence north 10° west 37 poles to a stake, near a hickory stump; thence north 56° west 22-3/4 poles to an old marked hornbeam corner; thence north 20° east 16.36 poles to old hickory corner; thence north 46-1/2° east 18 poles to a hickory corner; thence north 26° east 34 poles to a marked hackberry; thence north 62° east 14 poles to a rock pile corner in old road; thence north 4-3/4° west 32-4/10 poles along an old marker line to a plum tree in the fence; thence north 15-1/2° east 28 poles to a sassafras; thence north 6-1/4° east 33-1/4 poles to a rock corner; thence north 50-1/2° west 16 poles to a black oak stump; thence north 27-1/2° west 28 poles to a rock; thence north 64° west 21 poles to a rock; thence south 60° west 28 poles to a hickory and beech; thence north 85° west 18 poles to a hickory and black jack; thence north 24-1/4° west 39.6 poles to three chestnuts; thence north 22° east 30 poles to black oak at Quarry; thence north 5-1/ 2° east 19 poles up three red oaks; thence north 44-3/4° west 58 poles to a rock pile and two black oaks; thence north 20-1/2° east 10 poles to rocks and hickory; thence north 58-1/2° east 12 poles to a red oak; thence north 42° east 36 poles to x-marked dogwood; thence east 35 poles to a white walnut in head of hollow of Back Creek; thence down to hollow and Branch with its meanderings as follows: south 11° west 10 poles, south 8° east 6 poles, south 24 degrees east 12 poles, south 26° east 33 poles, south 1/ 2° east 18 poles, south 7° west 10 poles, south 21° east 15 poles, south 18° west 8 poles, south 42° east 13 poles, south 70° east 6 poles, south 26-3/4° east 21 poles, south 76° east 11 poles, south 36° east 14 poles, south 28° east 18 poles, south 87° east 5 poles, south 46° east 12 poles, south 8 poles, south 49° east 12 poles, south 42-1/2° east 25 poles, south 35° east 33-1/2 poles, south 29° east 21 poles, south 19-3/4° east 14 poles, south 6° east 10 poles, south 27° east (crossing Back Creek) 61-5/10 poles to a point in the center of Back Creek Road, opposite a Hackberry, marked as a pointer to the corner; thence down the center of said Back Creek Road, south 48-1/2° west 11 poles, south 40° west 20 poles, south 51-3/4° west 42 poles, south 41-1/2° west 23 poles, south 22° west 12 poles, south 1° west 23 poles to old Turnpike; thence south 51° west 14 poles to the beginning, containing 215 acres, more or less, according to survey and plat made by W. W. Southgate, on March 29, 1886, of record in Book 94, Page 357, Register's Office for said County, but there is to be excluded therefrom a strip of ground 100 feet wide. running through said land conveyed to The Tennessee Central Railroad Company by deed of record in Book 273, Page 483, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but EXPRESSLY EXCLUDED therefrom is a tract of land conveyed to The Tennessee Central Railway by deed of record in Book 831, Page 57, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but EXPRESSLY EXCLUDED therefrom is a tract of land containing 6.537 acres more or less conveyed to the State of Tennessee by instrument filed of record on July 16, 1998, in Book 11023, Page 456, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H. C. Duke, Austin W. Duke, and William D. Nix, by deed from Louis Simpkins, Evelyn Ingram and Margaret S. Egger, executed 06/01/68 and recorded on 06/17/68 in Book 4243, Page 541, Register's Office for said County. William D. Nix conveyed his 1/3 interest to Austin W. Duke and Wife, Nancy Duke, as tenants by the entirety, a one-sixth(1/6) interest; and Elizabeth Duke, a one-sixth (1/6) interest by warranty deed executed 09/05/75 and recorded on 09/09/75 in Book 4949, Page 255, Register's Office for said County. The said Elizabeth Duke conveyed her one-sixth (1/6) interest in subject property to H. C. Duke by Quitclaim Deed executed 09/16/85 and recorded 10/24/85 in Book 6690, Page 971, Register's Office for Davidson County, Tennessee. The said H. C. Duke, being one and the same person as Howard Clifton Duke, a resident of Davidson County, Tennessee, died testate on June 21, 2003, and pursuant to the Last Will and Testament of Howard Clifton Duke of record in Will Volume 5373/1173645, Probate Court for Davidson County, Tennessee, subject property was devised to his son, Gary C. Duke. The said Austin W. Duke (Nancy C. Duke having since died in 1996) having since conveyed their/his portion to Thomas S. McNiel, Trustee of the Austin W. Duke revocable Trust of record in Instrument number 20060309-0027749, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Gary C. Duke, from Thomas S. McNiel, Trustee of The Austin W. Duke Revocable Trust Established January 15, 2004, by deed dated November 16, 2006, of record in Instrument No. 20061122-0145172, Register's Office for Davidson County, Tennessee.

Same description as prior deed.