Karen Johnson Davidson County
Batch# 500660 DEEDWARR
10/23/2020 12:40:28 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201023-0123353

This Instrument prepared by:
D. Jefferson Herring, Attorney
Suite 415, Washington Square
222 Second Avenue North
Nashville, TN 37201

WARRANTY DEED
CONVEYING PROPERTY TO REVOCABLE LIVING TRUST

Grantor: **Edna C. Salyer**	
Grantees: **Howard L. Salyer and Edna C. Salyer, Trustees of Howard and Edna Salyer Community Property Trust**	
County: **Davidson, Tennessee**	
Name and Address of New Owner: Howard and Edna Salyer, Trustees 1 Salyer Drive Nashville, TN 37205	**Send Tax Bills To: Same** **Map and Parcel No. (s):** 114 00 0 214.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby states that this Warranty Deed conveys property to a revocable living trust and pursuant to T.C.A. § 67-4-409(a)(3)(F) this conveyance is exempt from transfer tax.

Howard L. Salyer, Trustee
Affiant

Sworn to and subscribed before me on this 18th day of September, 2020.

Notary Public
My commission Expires January 3, 2023.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
affix seal here

RECITALS:

WHEREAS, on September 18, 2020, Howard L. Salyer and his wife, Edna C. Salyer, as settlors, and Howard L. Salyer and Edna C. Slayer, as trustees, established by Trust Agreement the "Howard and Edna Salyer Community Property Trust," which is a revocable living trust; and

WHEREAS, the Grantor owns the parcels of property described in the attached Exhibit A ("the Property") and wishes to convey the Property to the Trustees.

NOW, THEREFORE, IN CONSIDERATION of the premises, and for ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration the receipt of which is hereby acknowledged, **Edna C. Salyer** ("the Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Howard L. Salyer and Edna C. Salyer, Trustees of Howard and Edna Salyer Community Property Trust, established September 18, 2020** ("the Grantees"), their successors and assigns, the parcels of real estate described in Exhibit A, attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors and assigns forever. The Grantor does hereby covenant that the Grantor 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 for applicable current year property taxes and, additionally, as disclosed in and referenced in this Warranty Deed.

The Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to the Property to the Grantees, their successors, and assigns, against the claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed this Warranty Deed on this the 18th day of September, 2020.

Edna C. Salyer

The Grantor's spouse has joined in this conveyance for the purpose of relinquishing and conveying any rights that he may have in and to the Property, including marital rights, to and in favor of the Grantees.

Howard L. Salyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Edna C. Salyer** and **Howard L. Salyer**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons 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 January 3, 2023.



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EXHIBIT A

Tract No. 1. Land in Davidson County, Tennessee, being Tract No. 1 on the Plan of record in Book 5210, page 105, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron fence post in the west boundary of Lot 213 West Meade Hills Subdivision; thence north 85° 27' 02" west 1,881.06 feet to an iron pin; thence north 03° 30' 34" east 1,143.00 feet to a post in the fence line; thence with the fence south 78° 00' east 115 feet to a point; thence south 78° 55' east 195 feet to a point; thence north 80° 00' east 200 feet to a point; thence south 88° 35' east 300 feet to a point; thence north 86° 30' east 100 feet to a point; thence south 84° 38' east 150 feet to a point: thence south 69° 55' east 164 feet to a stake at a tree; thence south 13° 53' 23" east 483.60 feet to a corner-post; thence south 02° 53' 17" west 388.63 feet to an iron pin; thence south 87° 36' 15" east 363.67 feet to an iron pin at the beginning of a curve; thence around said curve having a center line delta of 31° 26' 55" and a radius of 300 feet 164.66 feet to a concrete monument location; thence north 86° 36' east 6.62 feet to a concrete monument location in the northwesterly margin of Cavanaugh Circle; thence south 02° 53' 17" west 373.07 feet to the point of beginning containing 38.79 acres more or less.

Subject to an access easement retained for the Paul D. Davis property described as follows:

Beginning at a monument location at the northwest corner of the right-of-way of Cavanaugh Circle; thence with the margin of Cavanaugh Circle south 02° 53' 17" west 30.52 feet to a point; thence in a westerly direction 109.57 feet to a monument in a curve; thence with said curve northeasterly 108.06 feet to a monument location; thence north 86° 36' east 6.62 feet to the point of beginning.

Being the same property conveyed to Howard L. Salyer and wife, Edna C. Salyer, from Paul D. Davis and wife, Annie Mai Davis, by Installment Deed of record in Book 5030, page 456, Register's Office for Davidson County, Tennessee, and by Deed of Correction of record in Book 5375, page 806, said Register's Office.

Tract No. 2. Land in Davidson County, Tennessee, being a tract of land known as Parcel 6, on the Tax Map 115. This tract of land adjoins the North and West side of West Meade Hills, Section 8, recorded in Plat Book 3600, Pages 61 and 62, and is bounded on the North side by the Paul Davis Property (revised), Plat recorded in Plat Book 5210, Page 105.

Beginning at a point in the south right of way of Cavanaugh Circle and being the Northwest corner of Lot #214 West Meade Hills; Thence South 8° 55' 32" West 311.31 feet to a concrete monument found in the West line of Lot #213 to the true point of beginning, (this point is the Southeast corner of Lot #1 on the Paul Davis Property, revised plat); Thence with the West line of Lot #213 South 29° 50' 47" West 80.01 feet to a concrete monument found, being the Northeast corner of Lot #212; Thence with the West property line of Lots #209, 210, 211, and 212, South 33° 18' 22" West 360.83 feet to a concrete monument found in the West line of Lot #208; Thence with the West line of Lots #205, 206, 207, and 208 South 50° 26' 58" West 348.74 feet to a concrete monument found in the Northeast corner of Lot #204;

Thence with the North line of Lots #202, 203, 204, North 88° 58' 22" West 508.14 feet to an iron pin in concrete at the Northwest corer of Lot #201; Thence leaving West Meade Hills, North 10° 31' 31" East 750.22 feet to an iron pin found in the south line in Lot #1 of Paul Davis Property Revised Plat; Thence with South line of Lot #1 South 80° 04' 07" East 891.23 feet to the point of beginning, containing 511,579 square feet or 11.744 acres.

Being the same property conveyed to Howard L. Salyer and wife, Edna C. Salyer, from Davidson Road Corporation, a Tennessee corporation, by deed of record in Book 9151, page 519, Register's Office for Davidson County.

Tracts 1 and 2 being the same property conveyed to Edna C. Salyer from Howard L. Salyer by deed of record as Instrument No. 20041118-0138602, Register's Office for Davidson County, Tennessee.

This is improved property known as 1 Salyer Drive, Nashville, Tennessee 37205.

The conveyances in this deed are expressly subject to all restrictions, encumbrances, easements and reservations set forth in previous deeds of record.

The legal descriptions contained in this deed were taken from the previous deed under which the Property was conveyed to the Grantor, and the Property was not surveyed in connection with this conveyance.

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