Karen Johnson Davidson County
Batch# 509169 DEEDWARR
11/05/2020 10:01:08 AM 4 pgs
Fees: $23.00 Taxes: $3,071.00
20201105-0129656

FELIX J. NEELY, ET UX

TO: *WARRANTY DEED*

DANIEL TYLER SULLIVAN, ET UX

THIS WARRANTY DEED OF REALTY, executed as of the 29th day of October, 2020, by Grantors, **FELIX J. NEELY AKA FELIX J. NEELY BY AND THROUGH HIS ATTORNEY IN FACT, NANCY P. NEELY, and wife, NANCY P. NEELY,** to Grantees, **DANIEL TYLER SULLIVAN and wife, VIRGINIA KATE BEAZLEY-SULLIVAN,**

Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever in fee simple, certain realty situated in the Tenth (10th) Civil District of Davidson County, Tennessee, and bounded and described as follows:

Tract 1:
Beginning at an iron pin in the southerly margin of Baker Road, said iron pin being the Northeast corner of property conveyed to Clyde Edward Hinkle in Deed Book 7115, Page 724, R.O.D.C., TN,; thence with said southerly margin of Baker Road S 55° 00' 45" E 43.88' to an iron pin; thence S 74° 01' 51" E 113.44' to an iron pin; thence S 80° 20' 31" E 127.69' to an iron pin; thence S74° 53' 57" E 259.75' to an iron pin; thence S 55° 26' 21" E 72.13' to an iron pin; thence leaving said southerly margin of Baker Road, S 31° 59' 01" W 1,301.30 to an iron pin; thence N 74° 26' 21" W 259.78' to an iron pin; thence B87° 33' 28" W 102.33' to an iron pin' thence N 84° 39' 40"W 251.10' to an iron pin; thence N 00° 30' 08" E 133.96' to an iron pin; thence N 04° 21' 25" E 352.26' to an iron pin; thence N 04° 05' 21" E 198.72' to an iron pin; thence N 05° 34' 52" E 161.13' to an iron pin; thence N 05° 45' 01" E 152.95' to an iron pin; thence N 72° 49' 56" E 667.41' with the east line of said Clyde Edward Hinkle property, to the point of beginning, containing 25.03 acres more or less.

EXCLUSION: Included in the above description, but specifically EXCLUDED from this conveyance is the following described property.

Land in the Second Civil District of Metropolitan Nashville in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated May 7, 1987, and known as Job No. 900085 and more particularly described as follows: Beginning at an iron pin in the east line of property conveyed to Thomas Lee Bennett, of record in Deed Book 7677, page345, R.O.D.C. TN., said point of beginning is located as measured along the northerly and westerly margin of a 50' ingress and egress easement from an iron pin in the southerly margin of Barger Road, said iron pin being the Northeasterly corner of property

conveyed to Clyde Edward Binkle of record in Deed Book 7115, Page 724, R.O.D.C, TN; thence S 72 deg. 49' 46" W 667.41" 010" W 152.95' to an iron pin; thence S 05 deg. 34' 52" W 161.13' to said point of beginning; thence S 85 deg. 54' 39" E 513.00 to an iron pin; thence S 04 deg. 05' 21" W 426.12' to an iron pin; thence N 85 deg. 38' 35" W 514.34' to an iron pin in said east line of Thomas Lee Bennett; thence with Bennett's east line N 04 deg. 21' 25" E 225.00" to an iron pin; thence N 04 deg. 05' 21" E 198.72' to the point of beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Felix J. Neely and wife, Nancy Neely, as tenants by the entirety, from William G. Grimes and Felix J. Neely by Warranty Deed recorded February 2, 1992 at 11:02 AM, appearing of record in Record Book 8541, Page 142, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in the Second Civil District of Metropolitan Nashville in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated May 7, 1987, and known as Job No. 900085 and more particularly described as follows: Beginning at an iron pin in the east line of property conveyed to Thomas Lee Bennett, of record in Deed Book 7677, page345, R.O.D.C. TN., said point of beginning is located as measured along the northerly and westerly margin of a 50' ingress and egress easement from an iron pin in the southerly margin of Barger Road, said iron pin being the Northeasterly corner of property conveyed to Clyde Edward Binkle of record in Deed Book 7115, Page 724, R.O.D.C, TN; thence S 72 deg. 49' 46" W 667.41" 010" W 152.95' to an iron pin; thence S 05 deg. 34' 52" W 161.13' to said point of beginning; thence S 85 deg. 54' 39" E 513.00 to an iron pin; thence S 04 deg. 05' 21" W 426.12' to an iron pin; thence N 85 deg. 38' 35" W 514.34' to an iron pin in said east line of Thomas Lee Bennett; thence with Bennett's east line N 04 deg. 21' 25" E 225.00" to an iron pin; thence N 04 deg. 05' 21" E 198.72' to the point of beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Felix J. Neely and wife, Nancy Neely, from Felix J. Neely and wife, Nancy Neely by Quitclaim Deed dated February 9th, 1994 and recorded February 9th, 1994, appearing of record in Record Book 9247, Page 271, Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2020 taxes which are prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to an Ingress/Egress Easement of record in Record Book 9247, Page 271 (Tract 1), Registers Office for Davidson County, Tennessee, and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

Felix J. Neely Jr. by Nancy P Neely Attorney In Fact

FELIX J. NEELY AKA FELIX J. NEELY, JR., BY NANCY P. NEELY AS HIS ATTORNEY IN FACT Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

On this 29th day of October, 2020, before me personally appeared **NANCY J. NEELY**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **FELIX J. NEELY AKA FELIX J. NEELY, JR.,** by authority given in Power of Attorney of record in Instrument Number 20201030027060 Register's Office for Robertson County, Tennessee, and who acknowledged that she executed the same as the free act and deed of **FELIX J. NEELY AKA FELIX J. NEELY, JR.,**

Witness my hand and seal at office this the 29th day of October, 2020.

My Commission Expires: 9/20/2021

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

Nancy P. Neely

NANCY P. NEELY Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **NANCY P. NEELY**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 29th day of October, 2020

My Commission Expires: 9/20/2021

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

Property Owners Name and Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Daniel Tyler Sullivan **Virginia Kate Beazley-Sullivan** **2020 Baker Road** **Goodlettsville, TN, 37072**	**SAME/OWNER**
Property Address:	Map and Parcel No.
0 Baker Road **Goodlettsville, TN 37072**	**012-00-0-183.00 (Tract 1)**
2020 Baker Road **Goodlettsville, TN, 37072**	**012-00-0-183.00 (Tract 2)**

STATE OF TENNESSEE,
BLOUNT COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$830,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 30th **day of October, 2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES:

RAECHEL CONDEE
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY
MY COMMISSION EXPIRES AUGUST 28, 2024

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172