Karen Johnson Davidson County
Batch# 509786 DEEDWARR
11/06/2020 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $314.50
20201106-0130517

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Emily Dudley
Affiant

Subscribed and sworn to before me, this the 27th day of October, 2020.

Julie Bailey
Notary Public

My commission expires: 9-2-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bailey IRA Investments LLC	New Owner	048-00-0-115.00 & 048-00-0-271.00
8075 HILLSIDE COVE		
RANCHO CUCAMONGA, CA 91737		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **IAN RHETT, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAILEY IRA INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1:

Located in Nashville, Tennessee. Said deeds utilized a survey description provided by Jeffery Patrick Chandler, licensed surveyor in Tennessee #2353, more particularly described in said Prior Deeds as:

Beginning at a set nail in the center of McCool Road, said point of beginning being approximately 1,812 feet along the center of said McCool Road from the margin of Eaton's Creek Road; thence, North 21 degrees 29 minutes 51 seconds West passing a set iron rod at 27.3 feet and continuing a total distance of 753.27 feet to a set iron rod on the top of a hill; thence, North 68 degrees 21 minutes 18 seconds East a distance of 120.0 feet to an existing iron rod; thence, South 21 degrees 49 minutes 26 seconds East a distance passing an existing iron rod which is 27.3 feet from the center of said McCool Road a total distance of 720.35 feet to a set nail in McCool Road; thence, with the center of the road South 53 degrees 30 minutes 49 seconds West a distance of 128.5 feet to a set nail which is the point of beginning, having an area of 90,00D square feet being 2.07 acres according to the survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, Tennessee 37146, dated: 06-02-14 and file number of 958.

Being the same property conveyed to Ian Rhett, by deed from Charles M. Tambellini, of record in Instrument No. 20160504-0044096, Register's Office for Davidson County. Tennessee, dated May 3, 2016 and recorded on May 4, 2016. Also see Deed of Correction in Instrument No. 20171113-0116129 and Affidavit in Instrument No. 20171113-0116130.

Parcel 2:

Certain tracts of land located in Davidson County, Tennessee, described as follows, to-wit:

Tract 1:

Property located in the 1st Councilmanic District of Davidson County, TN and being described according to a survey by Jeffrey Patrick Chandler, RLS No. 2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 06-02-14, File Number 958, as follows:

Beginning at a set iron rod being located North 20 degrees 57 minutes 52 seconds West a distance of 24.78 feet from a nail located in the asphalt of McCool Road approximately 7.0 feet South of the center of McCool Road being the Southeast corner of Book 4878, Page 862;

Thence with the east line of Book 4878, Page 862 North 20 degrees 57 minutes 52 seconds West a distance of 682.58 feet to a set iron rod on the top of the ridge, being the Northeast corner of Book 4878, Page 862 and in the line of Eddie Frierson, Sr. and John Hines (Book 5377, Page 162);

Thence along the ridge North 69 degrees 08 minutes 15 seconds east a distance of 13.72 feet to a stump with remnants of old fencing;

Thence North 49 degrees 21 minutes 02 seconds East a distance of 187.60 feet to an existing iron rod and northwest corner of a tract shown as "Tract C" on a survey by Crawford Land Surveying;
Thence with said " Tract C" South 21 degrees 49 minutes 23 seconds East passing an existing iron rod at 693.02 feet and continuing a total distance of 694.14 feet to the approximate North margin of McCool Road, said point being 25 feet from the center of McCool Road;

Thence 25 feet from and parallel to the center of McCool Road and with a curve turning to the right with an arc length of 207.49 feet, with a radius of 1450.39 feet, with a chord bearing of South 54 degrees 35 minutes 48 seconds West, with a chord length of 207.31 feet to a set iron rod in the east line of Book 4878, Page 862 which is the point of beginning, having an area of 134984 square feet, 3.10 acres, more or less.

Tract 2:

Property located in the 1st Councilmanic District of Davidson County, TN. And being described according to a survey by Jeffrey Patrick Chandler, RLS No. 2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 08-18-17, File Number 958, as follows:

Beginning at an existing iron rod being approximately 22.8 feet from the center line of McCool Road and the Southwest corner of Elton R. Buttrey (Book 8480, Page 284) and southeast corner of a tract shown as "Tract C" on a survey by Crawford Land Surveying;

Thence with the approximate right of way of McCool Road South 52 degrees 32 minutes 20 seconds West a distance of 166.22 feet to an existing iron rod;

Thence North 21 degrees 49 minutes 23 seconds West a distance of 693.02 feet to an existing iron rod and northwest corner of a tract shown as "Tract C" on a survey by Crawford Land Surveying;
Thence with the west line of said "Tract C" North 45 degrees 37 minutes 35 seconds East a distance of 76.97 feet to a set iron rod and common corner to Elton R. Buttrey (Book 8480, Page 284);

Thence with said Buttrey South 29 degrees 18 minutes 12 seconds East a distance of 683.55 feet to an existing iron rod which is the point of beginning having an area of 80866.6 square feet, 1.86 acres, more or less.

Being the same property conveyed to Leroy McCool and wife, Sara McCool by Installment Deed from Elsie McCool Lanius, Zelda McCool Lanius, Frances McCool Green, Esther McCool, Kelley T. McCool, Virgil McCool, Claude McCool, Frank W. McCool, Jr., and LeRoy McCool of record in Book 2300, Page 1, Register's Office for Davidson County, Tennessee, dated October 01, 1954 and recorded on October 02, 1954.

Leroy McCool aka Milton Leroy McCool died on or about August 01, 2003 leaving Sara McCool aka Sarah McCool surviving tenant by the entirety. Sara McCool aka Sarah McCool died on or about August 18, 2012, her Last Will and Testament entered in the Seventh Circuit Court for Davidson County, Tennessee and Order Establishing Muniment of Title as Docket No. 17P769.

Being the same property conveyed to Ian Rhett by Quitclaim Deed from Vicki McCool Buttrey, married; Donnie McCool, married and Leighanne McCool Haynes, married of record in Instrument No. 20171010-0103783, Register's Office for Davidson County, Tennessee, dated October 06, 2017 and recorded on October 10, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4861 and 0 McCool Road, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HAND(S) EFFECTIVE AS OF THE 27th day of October, 2020.

Ian Rhett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 27th day of October, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022