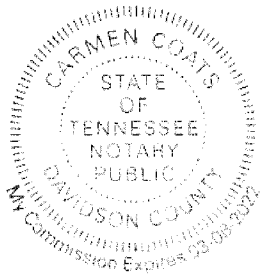
Karen Johnson Davidson County
Batch# 511289 DEEDWARR
11/09/2020 10:58:30 AM 4 pgs
Fees: $23.00 Taxes: $14,800.00
20201109-0131217



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual value or consideration, whichever is greater, for this transfer is $4,000,000.00.

Affiant

Sworn to and subscribed before me this 29TH day of October, 2020.

Carmen Coats
Notary Public
My Commission Expires:_____

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Kevin Montgomery, Trustee	5900 Edmondson Pike		
PO Box 1343		New Owner	172-00-0-029.00
Brentwood, TN 37024	Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Rhonda R. Morton** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **Kevin Montgomery, Trustee of the 5900 Edmondson Pike Trust U/A/D October 26, 2000,** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Situated in Davidson county, state of Tennessee, to wit:
Parcel No. I:
Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, described according to survey of Southern Land Surveying Company, dated August 2, 1972, as follows:

Beginning at a point in the northwest corner of the W. M. Smiley Property, said point being located in the easterly right-of-way of Edmonson Pike; thence with said easterly right-of-way in a northerly direction North 28 degrees 34 minutes 20 seconds West 210.80 feet to a point; thence North 17 degrees 47 minutes 13 seconds West 620.00 feet to a point; thence continuing with said easterly right-of-way North 1 degrees 55 minutes 56 seconds West 310.00 feet to a point; thence leaving the easterly right-of-way of Edmonson Pike along proposed Cloverland Drive at a curve to the right (radius equals 25.00 feet) 36.29 feet to a point; thence along the southerly right-of-way of proposed Cloverland Drive with a curve to the right (radius equals 375.00 feet) 261.80 feet to a point; thence continuing with south right-of-way of proposed Cloverland Drive with a curve to the left (radius equals 450.00 feet) 628.32 feet to a point, said point being the northeast corner of said described

tract; thence leaving the southerly right-of-way of proposed Cloverland Drive along the westerly line of proposed Harvard Estates as follows. South 41 degrees 55 minutes 56 seconds East 138.00 feet to a point; thence South 5 degrees 55 minutes 56 minutes East 473.00 feet to a point; thence South 36 degrees 23 minutes 53 seconds East 638.26 feet to a point in the northerly property line of W. M. Smiley's property, said point also being the southeast corner of said described tract; thence along Smiley's north line in a westerly direction North 82 degrees 43 minutes 38 seconds West 871.59 feet to a point: thence continuing along said North line South 69 degrees 37 minutes 44 seconds West 214.18 feet to the point of beginning, containing 20.0 acres, more or less.

Included in the foregoing description but excluded therefrom is the following described tract of land:

Land in the 31st Councilmanic District, Davidson County, Tennessee, described according to survey of Southern Land and Associates, Inc., as follow: beginning at a point in the westerly margin of Marc Drive, said point being 720.28 feet south of the intersection of Cloverland Drive and Marc Drive and the common corner of Lot 61, Harvard Estates, Section 3, as of record in Book 4660, Page 104, Register' s Office for Davidson county. Tennessee, and Lot 62 of the Resubdivision of Harvard Estates, Section 3, as of record in Book 4715, Page 172, Register's Office for Davidson County, Tennessee; thence with the common line of Lots 61 and 62, South 66 degrees 10 minutes 18 seconds West 259.61 feet to a point, said point being the west corner of Lot 61, the most southerly corner of Lot 62, and in the east boundary line of the John Chambers Property; thence with the common line of the Chambers Property and Lot 62, North 32 degrees 02 minutes 59 seconds West 81.53 feet to the point of beginning of this described tract; thence with the rear lot lines of Lots 62 and 63, North 32 degrees 02 minutes 59 seconds West 151.16 feet to a concrete monument; thence with the rear lot line of Lot 63, North 63 degrees 17 minutes 55 seconds East 84.65 feet to a point; thence leaving the rear lot line of Lot 63, South 01 degrees 35 minutes 02 seconds East 166.21 feet to the point of beginning, containing 6,360 square feet, 0.15 acres, more or less.

Parcel No. II:
Land in the 31st Councilmanic District, Davidson county, Tennessee, described according to survey of Southern Land and Associates, Inc., as follows: beginning at a point in the westerly margin of Marc Drive, said point being 424.80 feet south of the intersection of Cloverland Drive and Marc Drive and the common corner of Lot 63 of the Resubdivision of Harvard Estates, Section 3, as of record in Book 4715, Page 172, Register' s Office for Davidson County, Tennessee, and Lot 64, Harvard Estates, Section 3, as of record in Book 4660, Page 104, Register's Office for Davidson County, Tennessee, thence with the common line of Lot 63 and 64, South 88 degrees 24 minutes 58 seconds West 215.00 feet to the point of beginning of this described tract; thence with the rear line of Lot 63, South 10 degrees 38 minutes 52 seconds East 128.84 feet to a concrete monument, thence South 63 degrees 17 minutes 55 seconds West 61.07 feet to a point, thence leaving the rear line of Lot 63, North 01 degrees 35 minutes 02 seconds West 153.15 feet to point, said point being the southwest corner of Lot 64, and in the east boundary line of the John Chambers Property; thence with the south boundary line of Lot 64, North 88 degrees 24 minutes 58 seconds East 35.00 feet to the point of beginning, containing 6,447 square

feet, 0.15 acres, more or less.

Being the same property conveyed to Charles E. Morton, III, a 50% interest, as tenant in common and wife, Rhonda R. Morton, a 50% interest, as tenant in common by Quitclaim Deed from Charles E. Morton, III and wife, Rhonda R. Morton of record in Instrument No. 20050816-0097217 Register's Office for Davidson County, Tennessee, dated August 10, 2005 and recorded on August 15, 2005.

Also being the same property conveyed to Rhonda R. Morton by Quitclaim Deed from Rhonda R. Morton, Trustee of the Morton Family Trust created under the Last Will and Testament of Charles E. Morton III of record in instrument number _____20201090131216_____, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021 and all subsequent years.
Restrictive Covenants of record in Book 4681, Page 75 (As to Parcel II), in the Register's Office for Davidson County, Tennessee.
Right of Way Agreement of record in Book 4681, Page 75 (As to Parcel II), in the Register's Office for Davidson County, Tennessee.
Easement for Water Mains and Appurtenances of record in Book 4854, Page 483, in the Register's Office for Davidson County, Tennessee.
Right of Way Agreement in favor of Nashville Gas Company of record in Book 5208, Page 938, Register's Office for Nashville, Tennessee.
The flow of any creeks, streams, or branches across subject property.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantees, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 29th day of October, 2020.

Rhonda R. Morton

Rhonda R. Morton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Rhonda R. Morton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 29th day of October, 2020.

My Commission Expires: 12.29.22

NOTARY PUBLIC

CHARLES E. MORTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

