PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 518047 **DEEDWARR**
11/18/2020 08:18:45 AM 2 pgs
Fees: $13.00 Taxes: $305.25
20201118-0135548

W & I Ref: (DM) Title No.: 61368
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William I. Yearwood Kelley Yearwood William D. Yearwood 4603 Grays Point Rd Joelton, TN 37214	NEW OWNER

TAX MAP PARCEL NUMBERS: 02800005500, 02800006800, and 02800008300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$82,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harris A. Gilbert, Charles Gilbert, Jr., and Charles Henry Gilbert**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto William D. Yearwood, with 50% interest; and, William I. Yearwood with 25% interest and Kelley M. Yearwood with 25% interest, joint tenants with rights of survivorship, hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located on Grays Point Road described according to the Boundary Survey of the Sylvia Carney ·Property dated March 18, 2003, by Crockett Surveying, TN Reg. No. 1394, 427 Park Avenue, Lebanon, Tennessee 37087 as follows:

Beginning at an iron rod in the southerly margin of Grays Point Road, said point being the northwest comer of the Ricky D. Clouse property of record in Book 7378, page 497, Register's Office for said County, said point also being the northerly most northeast corner of this tract; thence leaving the margin of said road and running with the westerly line of Clouse S 22° 44' 25" E 275.68 feet to an iron bar, said point being the southwest comer of Clouse; thence with the southerly line of Clouse N 88° 24' 39" E 246.93 feet to an iron rod in the westerly line of the Deborah A. Solomon property of record in Book 8322, page 9301 Register's Office for said County; thence with the westerly line of Solomon S 09° 41' 37" W. 1,635.02 feet to an iron pipe in the northerly line of the Thomas Cobble property of record in Book 4487, page 885, Register's Office for said County, said point being the southeast comer of this tract; thence with the northerly line of Cobble N 85° S4' 38" W ·123.65 feet to an iron pipe said point being the northwest corner of Cobble and the northeast comer of the John Thomas Ervin property of record in Book 3931, page 207, Register's Office for said County; thence with the northerly line of Ervin N 85° 54' 38" W 434.11 feet to an iron rod, said point being the southwest corner of this tract; thence leaving the northerly line of Ervin and running N 09° *05'* 27" W 62.93 feet to a point; thence N 42° 09' 39" W 79.69 feet to a point; thence N 16° 27' 02" W 168.39 feet to a point; thence N 38° 02' 35" W 73.69 feet to a point, said point being the southeast comer of the Bertie Pemberton property of record in Book 3803, page 876, Register's Office for said County; thence with the easterly line of Pemberton N 04° 58' 24" W 177.44 feet to a point; thence continuing N 07° 25' 32" W 421.37 feet to a point; thence continuing N 06° 42' 27" W 130.77 feet to an iron pipe, said point being the northeast comer of Pemberton and the southeast corner of the Earl Dean Winters property of record in instrument No. 200009050087592, Register's Office for said County; thence with the easterly line of Winters N 19°.18' 52" E 163.45 feet to an· iron rod; thence continuing N 18° 31 ' 56" W 198.55 feet to an iron rod in the southerly margin of Grays Point Road, said point being the northeast comer of Winters ,and the northwest comer of this tract; thence with the southerly margin of said road N 63° 23' 52" E 149.80 feet to an iron rod, said point being the northwest corner of the William W. Blankenship property of record in Book 11126, page 33, Register's Office for said County; thence with the westerly line of Blankenship S 12° 44' 19" E 307.89 feet to an iron rod, said point being the southwest corner of Blankenship; thence with the southerly line of Blankenship N 61° 54' 18" E 134.00 feet to an iron pipe, said point being the southeast comer of Blankenship; thence with the easterly line of Blankenship N 12° 44' 19" W 307.59 feet to an iron rod in the southerly margin of Grays Point Road, said point being the northeast comer of Blankenship; thence with the southerly margin of said road N 60° 50' 50" E 211.80 feet to a point; thence continuing N 60° 33', 05" E 242.53 feet to a point 'at the beginning of a right curve; thence with the curve having a Delta of 7° 21' 25", a Radius of

935.87 feet, and a Tangent 60.17 feet, a Chord length of 120.09 feet, and a Chord bearing of N 64° 13' 48" E, a distance of 120.17 feet to the point of beginning and containing 32.32 acres more or less.WI162

Being the same property conveyed to Harris A. Gilbert, Charles Gilbert, Jr. and Pauline Gilbert Bader by Warranty Deed from Hugh Clark dated January 11, 2015 and recorded on January 22, 2015, of record in Inst. No. 20150122-0006500, Register's Office for Davidson County, Tennessee. by Quitclaim Deed dated August 6, 2015, recorded August 24, 2015, of record in Inst. No. 20150824-0085345, said Register's Office, the said Pauline Gilbert Bader conveyed her interest in subject property to Charles Henry Gilbert.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2021. Application for Greenbelt Assessments - Forest, of record in Instrument No. 20160303-0020690; Instrument No. 20160303-0020691; and, Instrument No. 20160303-0020692, said Register's Office. Said property is subject to rollback taxes. No insurance is afforded as to the acreage contained herein. Easement for flow of creek over so much of the premises as may be therein.

This is unimproved property, known as 0 Grays Ppoint Rd., Joelton, TN 37080

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13 day of November, 2020.

Harris A. Gilbert

Charles Gilbert, Jr.

Charles Henry Gilbert

State of Tennessee

County of Davidson

On this 13 day of November, 2020, before me the undersigned authority, personally appeared Harris A. Gilbert, Charles Gilbert, Jr., and Charles Henry Gilbert, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $82,500.00.

Affiant

Sworn and subscribed before me this 13 day of November, 2020.

My Commission Expires: SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

Notary