RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch# 546449 DEEDWARR
01/05/2021 11:44:59 AM 2 pgs
Fees: $13.00 Taxes: $4,773.00

20210105-0001525

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Leonard S. Miera, Jr, 5922 Cane Ridge Road Cane Ridge, TN 37013		18200009800

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bryan A. Dawson and Shelly A. Dawson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Leonard S. Miera, Jr, and Emma Miera, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, and described as follows; to-wit:

Beginning at an iron pin in the Easterly margin of Cane Ridge Road, said pin being 25.0 feet from the center of road and 607.20 feet South of Miller's Northwest corner as conveyed in Book 6014, Page 780, Register's Office for Davidson County, Tennessee; thence Southeasterly 39.27 feet with a curve having a radius of 25.0 feet to an iron pin; thence South 87 degrees 00 minutes East 713.0 feet; thence Northeasterly 351.81 feet with a left curve having a radius of 326.70 feet to an iron pin; thence North 31 degrees 18 minutes East 82.25 feet; thence North 2 degrees 07 minutes West 363.93 feet to an iron pin in Ike Johnson's Southerly line; thence with an existing wire fence South 85 degrees 36 minutes East 225.0 feet; thence South 86 degrees 08 minutes East 336.76 feet to Bond's Northeast corner; thence South 6 degrees 13 minutes West 627.37 feet; thence North 73 degrees 58 minutes West 540.33 feet; thence North 48 degrees 24 minutes West 25.0 feet; thence with a right curve having a radius of 351.7 feet 315.43 feet; thence North 87 degrees 00 minutes West 738.0 feet to the margin of Cane Ridge Road; thence North 3 degrees 00 minutes East 50.08 feet to the point of beginning containing 7.64 acres more or less.

Being the same property conveyed to Bryan A. Dawson and Shelly A. Dawson, husband and wife by Warranty Deed from Ian E. McElwain, unmarried, dated 01/12/2017 and recorded 01/13/2017, of record in Instrument 201701130004081, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5922 Cane Ridge Road, Cane Ridge, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30th day of December, 2020.

Bryan A. Dawson

Shelly A. Dawson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Bryan A. Dawson and Shelly A. Dawson with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 30th of December, 2020.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)