Karen Johnson Davidson County
Batch# 569667 DEEDWARRSP
02/08/2021 08:40:52 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210208-0017299

SPECIAL WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $250,000 Affiant Subscribed and sworn to before me This 26th day of January, 2021. Notary Public My Commission Expires: May 3, 2021	ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address New Owners as:	Tax Bill To:	Map / Parcel
Christine H. Grace and Robert Grace 2186 Baker Road Goodlettsville, TN 37012	New Owner	11 123 10D-18[illegible] Comm. Expires May 3, 2021

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. This instrument is being prepared from information furnished by the parties without benefit of a title examination.

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Michael M. Castellarin, Administrator of the Estate of Lucy Williams**, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Robert Grace and wife, Christine H. Grace,** (The "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Beginning at an iron pin on the westerly margin of Baker Road at the common line of L.C. Crawford, et ux, and the property herein described formerly Will J. Wilson, S 33 degrees 45 minutes West a distance of 87.45 feet to an iron pin near a sycamore stump on the south bank of a creek; thence South 89 degrees 27 minutes 48 seconds West a distance of 183.75 feet to a 36-inch elm stump; thence South 64 degrees 51 minutes 52 seconds West a distance of 177.41 feet to an 8-inch stump; thence South 50 degrees 09 minutes 43 seconds West a distance of 195.11 feet to an angle point in a fence line; thence South 42 degrees 33 minutes 01 seconds West a distance of 286.74 feet to a point near the northwesterly bank of a pond; thence South 63 degrees 10 minutes 27 seconds West a distance of 95.18 feet to an angle in an old fence line thence South 58 degrees 14 minutes 40 seconds West a distance of 281.30 feet to an iron pin at the end of an old fence, being 7 feet north of an elm tree; thence South 55 degrees 29 minutes 15 seconds West a distance of 636.14 feet to a fence corner; thence South 29 degrees 25 minutes 28 seconds East a distance of 369.31 feet to an existing 1-inch steel pin by a fence post; thence South 49 degrees 33 minutes 39 seconds West a distance of 100.8 feet to an iron pin set by an 18-inch persimmon tree; thence South 80 degrees 29 minutes 55 seconds West a distance of 249.86 feet to an existing iron

pin at a fence corner; thence serving the lands of Wilson. North 29 degrees 25 minutes 28 seconds West a distance of 390.0 feet to an iron pin in the boundary line of Tracts 1 and 2; thence North 57 degrees 00 minutes 36 seconds East a distance of 2,113.54 feet to a common corner of Tracts 1 and 2; thence North 61 degrees 10 minutes 15 seconds East a distance 460.45 feet to an iron pin on the westerly margin of Baker Road; thence with said margin, South 8 degrees 10 minutes 23 seconds East a distance of 44.06 feet to an iron pin; thence with a 442.99 feet radius curve to the left, a distance of 153.97 feet to the point of beginning and containing 16.2 acres, more or less, according to survey of Ragan-Smith and Associates, Inc., dated 10/11/79 and revised 10/29/79 and 11/14/79.

Being the same property conveyed to Lucy Williams dated June 6, 1984 by Warranty Deed from H. Ray Jones and wife Sharon T. Jones, of record in Record Book 6311, Page 151, Register's Office for Davidson County, Tennessee.

Lucy Williams died on June 12, 2019. Michael M. Castellarin was appointed Administrator of the Estate of Lucy Williams by the Probate Court of Davidson County in a Court Order dated August 6, 2019 and Numbered 19-P-1162. This order is authorized pursuant to the of the court.

This is improved property known as: 2186 Baker Road, Goodlettsville, TN 37012.

This is the same legal description as the previous deed.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Covenants as of record in Book 5543, page 638, said register's office.
3. Joint Driveway Agreement of record in Book 6311, page 147, said register's office.
4. Subject to all matters as disclosed on unrecorded survey by Ragan-Smith and Associates, Inc. dated 10/1/1979 and revised 10/29/79.
5. Easement for the flow of an unnamed creek.
6. Subject to terms and conditions of an encroachment as set out in vesting deed 6311, page 151, said Register's Office.
7. Subject to debts and inheritance taxes against the Estate of Lucy Williams, said register's office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons, through or under Grantor but no further or otherwise.

Witness my hand this 26th day of January, 2021.

The Estate of Lucy Williams

Admin

By: Michael M. Castellarin, Administrator

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Michael M. Castellarin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrator of the Estate of Lucy Williams and as such Administrator acknowledged that he is authorized to execute the foregoing instrument on behalf of the estate of Lucy Williams, the within named bargainor, and that he as such Administrator, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as Administrator.

Witness my hand and seal, at Nashville, Tennessee, this 26th day of January 2021.

Notary Public

My Commission Expires: May 7, 2021

