THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-2788
Parcel ID: 022-00-0-188.00

Property Address:
Bear Hollow Road, Joelton, TN 37080

Karen Johnson Davidson County
Batch# 590693 DEEDWARR
03/12/2021 10:25:54 AM 3 pgs
Fees: $18.00 Taxes: $74.00

20210312-0032905

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
James Pless
2613 Old Matthews Road
Nashville, TN 37207

Address of New Owner:
James Pless
2613 Old Matthews Road
Nashville, TN 37207

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, STACY S. NEISLER, AS LIMITED CONSERVATOR OF THE BARBARA WADE PROPERTY,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JAMES PLESS**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being a tract of land shown on property map 22, Assessor's office and located in Davidson County, Tennessee, Bounded in general by Patricia George and a 50 ft. Ingress-Egress Easement on the South, by a 5.00 acre Barbara Wade Tract on the Southwest , By Ellis Jakes on the West, By Herman Duffie on the North, and by Mark Hayes and a Second Barbara Wade Tract on the East, and lying off the North side of Bear Hollow Road, More particularly described as follows:

Beginning at an iron pin set on the South side of a 50 ft. Ingress-Egress easement which runs northeasterly from the North side of Bear Hollow Road, said pin being located in the North Line of Patricia George (Ref. Deed Book 9533 Page 625, R.O.D.C.); thence with George's North line, N 45 deg. 32 min. 48 sec. W 28.21 ft. to an iron spike set in the middle of the 50 ft. Ingress-Egress easement, said spike being George's northernmost corner; thence with the center of said easement, S 16 deg. 51 min. 09 sec. W 176.17 ft. to an iron spike set; thence S 34 deg. 11 min. 40 sec. W 49.96 ft. to an iron spike set; thence leaving the easement and with a new line, N 36 deg. 49 min. 34. sec. W, passing a witness iron pin set at 24.77 ft., in all 216.58 ft. to an existing iron pin near the head of a hollow, said pin being Ellis Jakes' southeast corner (Reg. Deed Book 4652, Page 25, R.O.D.C.), thence with Jakes' East line, N 02 deg. 28 min. 08 sec. E 502.12 ft. to an existing iron pin at an iron stake, said pin being Herman Duffie's Southwest corner (Ref. Deed Book 6265 Page 74, R.O.D.C.); thence leaving Jakes and with Duffie's South line, S 88 deg. 45 min. 33 sec. E 339.45 ft. to an existing iron pin at an iron stake, said pin being Mark Hayes' Northwest corner (Ref Deed Book 8262, page 889, R.O.D.C.); thence leaving Duffie and with Hayes' west line, S 02 deg. 27 min. 22 sec. W, passing a witness iron pin set at 175.45 ft., crossing the centerline of the aforementioned Ingress-Egress easement at 205.87 ft., and passing a second witness iron pin set at 241.29 ft., in all 580.98 ft. to an existing iron pin at an iron stake, said pin being the northwest corner of a second Barbara Wade Tract (Ref. Deed Book 9184, page 48, R.O.D.C.); thence leaving Hayes and with the west line of this second Wade tract, S 02 deg. 25 min. 28 sec. W 82.00 ft. to an existing iron pin at an iron stake, said pin being located in George's North line; thence leaving Wade and with George's North line, N 45 deg. 32 min. 48 sec W. 149.87 ft. to the point of beginning, containing 5.00 acres more or less, and being the remainder of Deed Book 9077, page 412, Register's Office, according to a survey dated 9/6/95 by Randolph L. Chapdelaine, R..L. S. #1444.

Included with the above-described tract is a non-exclusive 50 ft. ingress-egress easement running northeasterly from the north side of Bear Hollow Road, between tracts 11 and 12, crossing tracts 12. 13, 14. and 15, and running between tracts 16 and 17, to serve this 5.00 acre tract, as shown on the unrecorded plat of the David Wade Division, dated March 6. 1985.

The above-described tract is also subject to said non-exclusive 50 ft. ingress-egress easement which runs northeasterly from the north side of Bear Hollow Road, between tracts 11 and 12, crosses tracts 12, 13, 14. and 15, runs between tracts 16 and 17, to serve tract 16-B, tract 23, Herman Duffle, tracts 29, 31, 213-B, and 27 as shown on the unrecorded plat of the David Wade Division, dated March 6, 1985 and revised December 21, 1988, with the portion of said easement that adjoins and crosses the above described tract having its centerline more particularly described as follows:
Beginning at an iron spike set in the center of a 50 ft. ingress-egress easement which runs northeasterly from the north side of Bear Hollow Road, said spike being the common corner between the 5.00 acre Tracts 16-A and 16-B of Barbara Wade and James Caldwell, III (Ref. Deed 9077, page 412, and Deed Book 9450, page 123, R.O.D.C.), and said spike being located in the north line of Patricia George (Ref. Deed Book 9533, page 625, R.O.D.C.); thence leaving Tract 16-A and with the centerline of said easement and the common line between Tract 16-B and Patricia George, N 34 deg. 11 min. 40 sec. E 49.96 ft. to an iron spike set; thence N 16 deg. 51 min. 09 sec. E 176.17 ft. to an iron spike set, said spike being George's northernmost corner; thence leaving George and crossing through the middle of Tract 16-B for the following 7 calls; N 17 deg. 05 min. 06 sec. E 61.93 ft. to a point; N 10 deg. 53 min. 21 sec. E 59.02 ft. to a point; N 08 deg. 30 min. 31 sec E 58.80 ft. to a point; N 15 deg. 25 min. 01 sec E 47.55 ft. to a point; N 26 deg. 53 min. 46 sec. E47.50 ft. to a point; N 42 deg. 39 min. 46 sec. E 42.57 ft. to a point; and N 50 deg. 50 min 34 sec. E 58.86 ft. to a point in the west line of Mark Hayes (Reg Deed Book 8262 Page 889, R.O.D.C.), said point being located S 02 deg. 27 min. 22 sec W 205.87 ft. from a reference iron pin at an iron stake, said pin being Hayes' Northwest corner.

Being a portion of the same property conveyed to Barbara K. Wade, Executrix of the Estate of David R. Wade, III by Warranty deed from James I. Caldwell, III of record in Book 10076, page 647, Register's Office for Davidson County, Tennessee, dated June 3, 1996. See Affidavit of Ownership of Property dated April 3, 2017 and recorded April 3, 2017, in Instrument No. 20170403-0032260, Register's Office for Davidson County, Tennessee.

Pursuant to the Order of record in Docket No. 20PR-10861, in the Chancery Court of Williamson County, Tennessee at Franklin, Stacy S. Neisler, as Limited Conservator of the Property of Barbara K. Wade is authorized to further convey said property.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. Restrictions of record in Book 6702, page 544, Register's Office for Davidson County, Tennessee.

3. Subject to rights of others to use of and terms and conditions regarding maintenance costs of ingress and egress easement of record in Book 6702, page 544, in the Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set our signatures, this 8 day of March, 2021.

By: Stacy S. Neisler, Conservator
STACY S. NEISLER, Limited Conservator
of BARBARA K. WADE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **STACY S. NEISLER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the **LIMITED CONSERVATOR** of the **BARBARA WADE**, the within name bargainer, and that she as such **LIMITED CONSERVATOR**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing, as **LIMITED CONSERVATOR**, respectively.

WITNESS my hand and official seal this 8 day of March, 2021.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $20,000.00.

Affiant

SWORN TO and subscribed before me on this 8 day of March, 2021.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

2-4-23
My Commission Expires