Karen Johnson Davidson County
Batch# 595115 DEEDWARR
03/18/2021 11:02:30 AM 5 pgs
Fees: $28.00 Taxes: $384.80
20210318-0036020

ALICIA R HAMILTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES: JULY 26, 2021 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $104,000.00 Affiant Subscribed and sworn to before me, this 17th day of March, 2021. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Susan A. Conway and Douglas M. Conway	**New Owner**	**037-00-0-005.00**
2111 19th Ave. S.		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Virginia C. Team, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susan A. Conway and Douglas M. Conway, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit A

Being part of the same property conveyed to Virginia C. Team, by deed, from Aquarius Investments, a limited partnership, dated December 9, 1983, of record in Book 6194, Page 60, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to Virginia C. Team, by deed, from Bobby W. Howard and wife, Rebecca P. Howard, dated December 9, 1983, of record in Book 6193, Page 56, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Greenbelt Application of record in Instrument No. 20010530-0055902, in the Register's Office for Davidson County, Tennessee.
Sewage Soil Absorption Letter of record in Book 8116, Page 51, in the Register's Office for Davidson County, Tennessee.
50 Foot Ingress, Egress and Utility Easement of record in Book 9400, Page 261, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property located on Little Marrowbone Road, Nashville, TN 37015

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 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 17th day of March, 2021

Virginia C. Team

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Virginia C. Team,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2021.

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: **21-109**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Exhibit A

Being a portion of the Virginia Team lands known as Tract 1, Bk. 6194, Pg. 60 and a portion of Bk. 8210, Pg. 330. Said lands located in the 1st Council District and 14th Civil District of Davidson County, Tennessee and being known as Tax Map 037,. Parcel 005.00. Said lands being more particularly bounded and described as follows:

Commencing at an Iron Pin Found near the centerline of a private gravel road known as Paradise of Cotton Patch and being located S 75Deg.33'57" E, a distance of 957.89 feet from the centerline intersection of Higdon Road and Cotton Patch Road. Said Iron Pin being the southwesterly corner of the Dudley Franklin Edwards land known as Bk. 4083, Pg. 277 and a westerly corner to the Mickey & Linda Franklin lands known as Bk. 5100, Pg. 113, and being a point in the northeasterly line of the Lance Carter lands known as 20190701-0063681, and the southeasterly corner of the Mickey Franklin lands known as 20171204-0123393 said point being the POINT OF BEGINNING; thence
generally with said gravel road and with the southerly line of said Franklin lands Bk. 5100, Pg. 113, South 48°17'59" East, a distance of 164.95' to an Iron Pin Set 7.70' southerly of the centerline of said gravel road; thence
continuing with the southerly line of said Franklin lands by two calls as follows: South 51°18'03" East, a distance of 330.00' to an Iron Pin Found; thence
South 64°07'17" East, passing the centerline of said gravel road at 602.43' for a total distance of 644.04' to an Iron Pin Found in the westerly corner of the Katherine Swaggert lands known as 20120720-0063996; thence
with the southwesterly lines of said Swaggert and generally with the easterly boundary of a gravel road by three calls as follows: South 42°53'12" East, a distance of 239.14' to an Iron Pin; thence South 46°27'59" East, a distance of 163.37' to an Iron Pin Found; thence South 24°26'28" East, a distance of 181.69' to an Iron Pin Found at the base of a tree; thence
with the southeasterly line of said Swaggert, North 81°05'12" East, a distance of 176.81' to an Iron Pin Found in the westerly line of the Dwight Wiles lands known as 20080507-0046943; thence
with the westerly line of said Wiles lands by three calls as follows: South 10°04'47" West, a distance of 152.11' to a Double Tree with X Mark and three hacks; thence South 65°28'44" West, a distance of 465.10' to an Iron Pin Found; thence South 65°28'44" West, a distance of 12.42' to the centerline of a Hollow; thence
continuing with the westerly line of said Wiles and the centerline of Hollow by three calls as follows: South 19°52'17" East, a distance of 72.22'; thence South 13°15'08" East, a distance of 141.58'; thence South 08°24'11" East, a distance of 181.92'; thence
continuing with the southerly line of said Wiles lands by three calls as follows: South 85°32'34" East, a distance of 13.61' to an Iron Pin Found (2312); thence
South 85°32'34" East, a distance of 220.01' to to an Iron Pin Found (2312) the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 52.06' a central angle of 57°19'48", and a chord of 49.95' bearing South 56°29'28" East; thence East along said curve, a distance of 52.09' to an Iron Pin Found (2312) in the northwesterly right of way of Little Marrowbone Road (50' R.O.W.); thence
with said right of way, South 62°19'38" West, a distance of 52.06' to an Iron Pin Found (2312) in the northeasterly corner to the Bessie Brooks lands known as 20100428-0032329; thence
with the northerly line of said Brooks lands, North 85°32'44" West, a distance of 586.58' to a point in the Centerline of a Gully being the northeasterly corner to the Fred Labour lands known as Bk.8971, Pg. 417 and being the southeasterly corner to the Chelsea Crowell lands known as 20171023-0108386 and being located S 85Deg.32'44" E, a distance of 10.50 feet from an Iron Pin Found (2312); thence with the easterly line of said Crowell and with the centerline of said Gully by five calls as follows: North 18°36'50" West, a distance of 19.51'; thence North 12°57'34" West, a distance of 138.45'; thence North 28°14'42" West, a distance of 103.90'; thence North 32°59'23" West, a distance of 163.00'; thence North 24°14'23" West, a distance of 138.00'; thence
leaving said gully and continuing with said Crowell lands by two calls as follows: North 06°13'09" East, a distance of 48.29' to an Iron Pin Found; thence South 89°45'37" West, a distance of 480.84' to an Iron Pin Found (1598) near the westerly edge of gravel driveway and being a point in the easterly line of the Lance Carter lands known as 20190701-0063681; thence
with the easterly line of said Carter lands by four calls as follows: North 24°21'23" West, a distance of 380.39' to an Iron Pin Found; thence North 72°59'19" East, a distance of 295.79' to an Iron Pin Found; thence North 07°47'45" West, a distance of 714.55' to an Iron Pin Found; thence North 42°24'48" West, a distance of 117.06' to the POINT OF BEGINNING. Said described tract containing within said bounds 28.065 Acres of land, more or less.

Subject to the findings of a title report.
Subject to any right of way, easements or restrictions of record.

Subject to and together with an easement described as a ten foot road as mentioned in Bk. 2022, Pg.19.

Subject to a 50′ wide Ingress and Egress and Utility easement as recorded in the deed for Chelsea Crowell lands known as 20171023-0108386 and being more particularly described as follows:

Commencing at a point in the northerly boundary of the Chelsea Crowell lands known as 20171023-0108386 and being located North89°45'37"East, a distance of 153.00' from an Iron Pin Found (1598) in the northwesterly corner of said Crowell lands, said point being the POINT OF BEGINNING; thence
Through the Virginia Team lands known as Tract, 1 Bk. 6194, Pg. 60 by two calls as follows: North11°20'25"West, a distance of 146.20'; thence North05°09'36"East, a distance of 294.00' to a point in the Virginia Team lands known as Bk. 8210, Pg. 330 and being located N81Deg.25′48″ E, 25′ from an Iron Pin Found in the southwesterly corner of said lands; thence
Through said team lands and running parallel to and 25′ east of the westerly boundary of said Team lands, North07°47'45"West, a distance of 703.43' to a point in the southerly line of the Mickey & Linda Franklin lands known as Bk. 5100, Pg. 113. Said point being in the southerly boundary of an undeveloped gravel road and being located N 48Deg.17′59″ W, 24.07′ from an Iron Pin Set. Said point being the POINT OF ENDING.

Subject to a 10′ wide waterline easement as described in 20120720-0063996. The centerline of the portion of said easement running through said Virginia Team lands known as Tract 1, Bk. 6194, Pg. 60 being more particularly described as follows:

Commencing at a point in the southerly line of said Katherine Swaggert lands and being located North 81°05'12" East, a distance of 84.07' from an Iron Pin Found in the southwesterly corner of said lands, said point being the POINT OF BEGINNING ; thence
through said Team lands by two calls as follows: South 40°08'00" East, a distance of 53.39' to a point; thence South 54°51'01" East, a distance of 51.51' to a point in the westerly line of the Dwight Wiles lands known as 20080507-0046943 and being the POINT OF ENDING.

Subject to a nonexclusive ingress and egress and utility easement for the Katherine Swaggert lands known as 20120720-0063996

Commencing at an Iron Pin Found in the most westerly point in the Katherine Swaggert lands known as 20120720-0063996 and being a point in the southerly line of the Mickey & Linda Franklin lands known as Bk. 5100, Pg. 113, said point being the POINT OF BEGINNING; thence
With the westerly line of said Swaggert lands and generally with the easterly side of a gravel drive by three calls as follows: South42°53'12"East, a distance of 239.14' to an Iron Pin Found; thence South46°27'59"East, a distance of 163.37' to an Iron Pin Found; thence South24°26'28"East, a distance of 181.69' to an Iron Pin Found; thence
through the Virginia Team lands known as Tract 1, Bk. 6194, Pg. 60 by four calls as follows: South81°05'12"West, a distance of 25.95' to a point; thence
North24°26'28"West, a distance of 169.88' to a point; thence North46°27'59"West, a distance of 159.29' to a point; thence North42°53'12"West, a distance of 304.26' to a point near the southwesterly edge of a gravel road and the southerly line of the Mickey & Linda Franklin lands known as Bk. 5100, Pg. 113 ; thence
With the southerly line of said Franklin South64°07'17"East, a distance of 69.02' to the POINT OF BEGINNING.

Said described tract as prepared by Robert Crabtree, Licensed Land Surveyor. Survey Dated December 7, 2020.

_____

Robert Crabtree, Lic.#2312

True Copy Certification

I, Russell J. McCann, 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 Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021