Karen Johnson Davidson County
Batch# 602261 DEEDWARR
03/29/2021 11:15:04 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20210329-0040735

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Estate of Bobby F. Webb & Marcia Webb

TO: Brian D. Hartzell & Emily M. Tiger
1368 Rockglade Run
Antioch, TN 37013

SEND TAX BILLS TO: SAME

MAP & PARCELS:
100-00-0-030.00; 100-00-0-087.00

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Marcia Webb, individually and as Executrix of the Estate of Bobby F. Webb, Grantor herein; have bargained and sold and by these presents do convey unto Brian D. Hartzell and wife, Emily M. Tiger, Grantees herein, his heirs, successors and assigns, the following described property:

SURVEYOR'S DESCRIPTION
A Portion of the Lela Mai DeMoss Property
Known as Tract I

Being a tract of land in Davidson County, Tennessee, said tract being a portion of the properties conveyed to Claude Barnes and wife Lela Mai Barnes by instrument of correction as evidenced in book 106, page 401, R.O.C.C. and by deed of record in book 106, page 393, R.O.C.C., the property conveyed to Claude Barnes, Jr. by deed of record in book 5290, page 46, R.O.D.C., and being more particularly described as follows: BEGINNING at a point in the center line of Old Pond Creek Road, said point being the southwesterly corner of Tract II of the DeMoss property, and being the northwesterly corner of the herein described tract, THENCE, leaving said centerline with a new line and the southerly line of Tract II N 65°00'00" E, 600.46 feet to a point, THENCE, leaving said southerly line S 12°45'56" E, 523.71 feet to an existing iron pin, THENCE, leaving said line N 88°00'00" W, 643.39 feet to an existing P-K nail in the centerline of Old Pond Creek Road, THENCE, with the centerline of Old Pond Creek Road and a curve to the left 240.43 feet, said curve having a central angle of 41°44'41", a radius of 330.00 feet, and a chord of N 4°07'40" W, 235.15 feet to the point of beginning. Containing 225,459 square feet or 5.17 acres, the same more or less.

Prepared by: Surveyors Group, Inc. Benny M. Cantrell, RLS P. O. Box 293192 Nashville, TN 37229

SURVEYOR'S DESCRIPTION
A Portion of the Lela Mai DeMoss Property
Known as Tract III

Being a tract of land in Davidson County, Tennessee, said tract being a portion of the properties conveyed to Claude Barnes and wife Lela Mai Barnes by instrument of correction as evidenced in book 106, page 401, R.O.C.C. and by deed of record in book 106, page 393, R.O.C.C., the property conveyed to Claude Barnes, Jr by deed of record in book 5290, page 46, R.O.D.C., and being more particularly described as follows: BEGINNING at a point in the centerline of Old Pond Creek Road, said point being an interior corner of Tract IV of the DeMoss property, and being the northwesterly corner of the herein described tract, THENCE, leaving said centerline with a new line and the southeasterly line of Tract IV N 50°46'15" E, 1026.30 feet to a point, THENCE, leaving said line S 11°19'41" E, 382.43 feet to a point, THENCE, leaving said line with the northerly line of Tract II S 65°00'00" W, 827.23 feet to a point located in the centerline of Old Pond Creek Road, THENCE, with the centerline of Old Pond Creek Road N 58°35'30" W, 62.16 feet to a point, THENCE, continuing N 57°21'35" W, 79.96 feet to the point of beginning. Containing 222,843 square feet or 5.11 acres, the same more or less.

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SURVEYOR'S DESCRIPTION
A Portion of the Lela Mai DeMoss Property
Known as Tract IV

Being a tract of land in Davidson County, Tennessee, said tract being a portion of the properties conveyed to Claude Barnes and wife Lela Mai Barnes by instrument of correction as evidenced in book 106, page 401, R.O.C.C. and by deed of record in book 106, page 393, R.O.C.C., the property conveyed to Claude Barnes, Jr. by deed of record in book 5290, page 46, R.O.D.C., and being more particularly described as follows: BEGINNING at a point in the centerline of Old Pond Creek Road, said point being located S 80°51'05" E, 7.37 feet from the northeasterly corner of Earl Loftis, Jr., and being the southeasterly corner of the herein described tract, THENCE, leaving said centerline N 80°51'05" W, 719.56 feet to a steel t-post, THENCE, leaving said line N 0°51'40" E, 596.28 feet to an existing iron pin, THENCE, continuing N 3°47'55" E, 561.64 feet to a steel t-post, THENCE, leaving said line S 88°00'00" E, 1030.00 feet to an iron pin, THENCE, leaving said line S 11°19'41" E, 53.84 feet to a point, THENCE, with a new line and the northwesterly line of Tract III S 50°46'15" W, 1026.30 feet to a point located in the centerline of Old Pond Creek Road, THENCE, with the centerline of Old Pond Creek Road S 57°21'35" E, 79.96 feet to a point, THENCE, continuing with said centerline S 58°35'30" E, 273.30 feet to a point, THENCE, with a curve to the right 389.62 feet, said curve having a central angle of 67°38'52", a radius of 330.00 feet, and a chord of S 18°51'00" E, 367.38 feet to an existing P-K nail and the point of beginning. Containing 787,380 square feet or 18.08 acres, the same more or less.

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Also conveyed herewith is a permanent 50' wide easement described as follows:
Being a permanent, fifty feet wide easement along Old Pond Creek Road for the purpose of a public roadway, said easement being more particularly described as follows: BEGINNING at an existing p-k nail in the centerline of Old Pond Creek Road, said nail being located S 80 deg. 51' 05" E, 7.37 feet from the northeasterly corner of property conveyed to Earl Loftis, Jr. by deed of record in Book 4161, page 601, R.O.D.C. and being the point of beginning for the herein described easement, THENCE, leaving said centerline N 80 deg. 51' 05" W, 25.14 feet and passing a scalybark hickory at 7.37 feet to a point located in the northerly line of said Loftis, Jr. property. THENCE, with a curve to the left 361.39 feet, said curve having a central angle of 67 deg. 53' 21", a radius of 305.00 feet, and a chord of N 18 deg. 29' 29" W. 340.62 feet to a point, THENCE, N 58 deg. 35' 30" W, 272.25 feet to a point, THENCE, N 57 deg. 21' 35" W, 338.63 feet to a point, THENCE, with a curve to the left 56.92 feet, said curve having a central angle of 19 deg. 04' 24", a radius of 171.00 feet, and a chord of N 65 deg. 38' 51" W. 56.66 feet to a point located in the easterly line of Majorie C. Encke, THENCE, with said Encke property N 0 deg. 51' 40" E, 35.71 feet to an existing iron pin located in the easterly line of John R. Radford, THENCE, with said Radford property N 3 deg. 47' 55" E, 15.33 feet to a point, THENCE, with a curve to the right 84.53 feet, said curve having a central angle of 21 deg. 54' 58", a radius of 221.00 feet, and a chord of S 67 deg. 13' 09" E, 84.02 feet to a point, THENCE, S 57 deg. 21' 35" E, 337.58 feet to a point, THENCE, S 58 deg. 35' 30" E, 274.30 feet to a point, THENCE, with a curve to the right 424.86 feet, said curve having a central angle of 68 deg. 34' 17", a radius of 355.00 feet, and a chord of S 18 deg. 36' 02" E, 399.96 feet to a point located in the northerly line of property formerly owned by Earl Loftis, THENCE, with said northerly line N 88 deg. 00' 00" W, 25.79 feet to an existing P-K Nail located in the centerline of Old Pond Creek Road, THENCE, with the centerline of Old Pond Creek Road and a curve to the left 10.20 feet, said curve having a central angle of 1 deg. 46' 15", a radius of 330.00 feet, and a chord of N 15 deg. 51' 33" E, 10.20 feet to an existing P-K nail and the point of beginning. Containing 53,817 square feet or 1.23 acres, the same more or less.

BEING part of the same property conveyed to Bobby F. Webb from Lela Mai Barnes now Lela Mai DeMoss and Claude Barnes, Jr., by Warranty Deed dated 2/17/1999 and recorded 2/25/1999 of record in Book 11355 page 700, Register's Office for Davidson County. Bobby F. Webb died October 29, 2021, vesting title in Marcia Webb pursuant to his Last Will and Testament of record at Probate File 20P2147, Office of the Probate Clerk of Davidson County, Tennessee.

This conveyance is subject to the lien of 2021 Davidson County property taxes which have been prorated and payment of which is assumed by grantee herein. This conveyance is also subject to Permanent and Perpetual Access Easement dated 10/25/1988 conveyed by Claude Barnes, Sr. (deceased) and Lela Mai Barnes to Fred V. and Sandrea L. Light recorded 10/26/1988 of record in in Book 7686 page 738, said Register's Office; Easement(s) as set out in Deed of record to Bobby F. Webb from Lela Mai Barnes DeMoss and Claude Barnes, Jr. dated 2/17/1999 and recorded 2/25/1999 of record in Book 11355 page 700 and to John A. Mondelli and wife, Jeannie G. Mondelli from Bobby F. Webb dated 5/21/2001 and recorded 5/21/2001 of record as Instrument No. 20010521- 0052285, said Register's Office; and all other matters of record.

This is unimproved property known as 8364 Old Ponds Creek Road, Pegram, TN 37143.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. I in my capacity as Executrix and individually do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 25th day of March, 2021.

Marcia Webb Executor
Estate of Bobby F. Webb
By: Marcia Webb, Executrix

Marcia Webb
Marcia Webb, Individually

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Marcia Webb, individually and as Executrix of the Estate of Bobby F. Webb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 25th day of March, 2021.

NOTARY PUBLIC

My commission expires: 7/17/2021

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

SWORN to and subscribed before me,

This the 25 day of March, 2021.

OLLIE MAE PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022

My commission expires: 3/8/22

NOTARY PUBLIC

NO TITLE OPINION OR WARRANTY AS TO THE STATUS OF TITLE HAS BEEN RENDERED BY THE PREPARER OF THIS INSTRUMENT AND, THUS, NO LIABILITY IS ASSUMED THEREFORE.