Karen Johnson Davidson County
Batch# 637019 DEEDWARR
05/17/2021 08:53:39 AM 4 pgs
Fees: $23.00 Taxes: $4,625.00
20210517-0065778

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $1,250,000.00.

Affiant

Sworn to and subscribed before me on this the 11 day of May, 2021.

NOTARY PUBLIC
My Commission Expires: 1-10-22

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Old Hickory Credit Union	Same as Owner	096 09 0 073.00
P. O. Box 140478		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **EMMA K. FOSTER, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **OLD HICKORY CREDIT UNION**, hereinafter called GRANTEES, their heirs and assigns, their interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Situated in Davidson County, Tennessee, being located in the 15th Council District, and being more particularly described as follows:

LOT 1

BEGINNING at an iron pin (set) in the westerly right-of-way of Donelson Pike, said iron pin being the northeast corner of the herein described property, Thence,

along Donelson Pike, South 07 degrees 44 minutes 24 seconds West, 115.04 feet to an iron pin (set);

Thence, leaving Donelson Pike, North 81 degrees 18 minutes 14 seconds West, 254.27 feet to an iron pin (set);

Thence, North 08 degrees 41 minutes 08 seconds East, 115.02 feet to an iron pin (set);

Thence, South 81 degrees 18 minutes 14 seconds East, 252.38 feet to the **POINT OF BEGINNING**, containing 29,138.41 square feet, or 0.67 acres, more or less, according to a survey by Jeffrey A. Leopard, dated September 27, 2019.

LOT 2

BEGINNING at an iron pin located at Tennessee State Plane Coordinates N: 663851.63 E: 1771614.20, said iron pin being located in the northerly right-of-way of Lakeland Drive, Thence, leaving Lakeland Drive, North 49 degrees 00 minutes 16 seconds East, 176.56 feet to an iron pin (found);

Thence, North 81 degrees 18 minutes 14 seconds West, 134.13 feet to an iron pin (set);

Thence, North 08 degrees 41 minutes 08 seconds East, 115.02 feet to an iron pin (set);

Thence, South 81 degrees 18 minutes 14 seconds East, 215.00 feet to an iron pin (set);

Thence, South 08 degrees 41 minutes 08 seconds West, 115.02 feet to an iron pin (set);

Thence, South 81 degrees 18 minutes 14 seconds East, 254.27 feet to an iron pin (set) in the westerly right-of-way of Donelson Pike;

Thence, along Donelson Pike, South 07 degrees 44 minutes 24 seconds West, 109.03 feet to an iron pin (set);

Thence, with a curve to the right, having an arc length of 39.67 feet, a radius of 25.00 feet, a chord bearing of South 53 degrees 12 minutes 15 seconds West, a chord length of 35.64 feet to an iron pin (set) in the northerly right-of-way of Lakeland Drive;

Thence, along Lakeland Drive, North 81 degrees 19 minutes 54 seconds West, 426.19 feet to the **POINT OF BEGINNING**, containing 77,504.18 square feet, or

1.78 acres, more or less, according to a survey by Jeffrey A. Leopard, dated September 27, 2019.

LOT 3

BEGINNING at a concrete monument, located at Tennessee State Plane Coordinates N: 664188.99 E: 1771059.86 and being the northwest corner of the herein described property, Thence, South 81 degrees 18 minutes 14 seconds East, 579.05 feet to an iron pin (set);

Thence, South 08 degrees 41 minutes 08 seconds West, 115.02 feet to an iron pin (set);

Thence, North 81 degrees 18 minutes 14 seconds West, 577.26 feet to an ion pin (found);

Thence, North 07 degrees 47 minutes 44 seconds East, 115.04 feet to the **POINT OF BEGINNING,** containing 66,501.47 square feet or 1.53 acres, more or less, according to a survey by Jeffrey A. Leopard, dated September 27, 2019.

BEING all remaining property owned by HAROLD FOSTER and wife, EMMA K. FOSTER by Instruments recorded in Book 1727, Page 263; Book 1944, Page 339; and Book 2241, Page 39, Register's Office for Davidson County, TN.

The said Harold Foster having died July 6, 1985, leaving as his sole heir, as tenants by the entirety, his wife, Emma K. Foster.

Easements:

1. There is a 50-foot right-of-way reservation area to extend Seneca Drive as per Plat recorded as Instrument No. 20140715-006257, said Register's Office through Lot No. 3.

2, There is a 8-foot, sanitary sewer, a 20-foot public utility & drainage Easement; and a 24-foot storm sewer easement across the Northeasterly corner of Lot No. 1 extending Northwesterly portion of Lot No. 2.

3. There is a Detention Area and Bio-Retention Area along the Southerly line between Lot 2 and the land owned by O.I.C. Lakeland Point.

4. TVA Transmission line easement running Northwesterly across the rear northerly corner of Lot No. 3.

All shown on unrecorded Final Plat of the Harold Foster and Old Hickory Credit Union properties dated September 27, 2019.

This is improved/unimproved property known as 408 Donelson Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 11 day of May, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Emma K. Foster

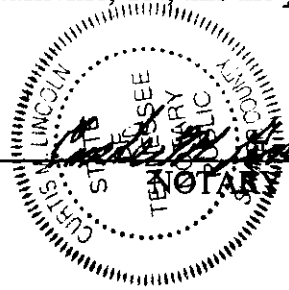
EMMA K. FOSTER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Emma K. Foster, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, this the 11 day of May, 2021.



NOTARY PUBLIC

My Commission Expires: 1/28/2025