BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 706467 **DEEDWARR**
08/30/2021 09:32:09 AM 4 pgs
Fees: $23.00 Taxes: $7,955.00

20210830-0116357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$2,150,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAC Properties, LLC	**SAME**	131-13-0-010.00
(NAME)	(NAME)	
55 Music Square East, Suite A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **JOHN GRAY PALMER, JR., UNMARRIED AND MARY COLEMAN PALMER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAC PROPERTIES, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situate in the 34th Council District of Davidson County, Tennessee and being the same property of record and described in Instrument 20201028-0124668, Register's Office of Davidson County, Tennessee (RODC, TN) and more particularly described as follows:

Beginning at an iron pin with cap (NORTHCUT-1529) found in the common line of Amy Brown and Geoffrey H. Brittingham, of record in Instrument 20071218-0145 (RODC, TN), thence with said common line with Brown and Brittingham, N 21°50'49" E 50.14' to a concrete monument found in the line of the Pamala J. Clements Revocable Trust, of record in Instrument 20170420-0038793 (RODC, TN); thence with the common line of said Pamala J. Clements Revocable Trust, the following three (3) courses and distances: 1) N 27°03'52" E a distance of 273.18' to an iron pin with cap (2287) found; thence 2) S 64°46'51" E a distance of 199.71' to an iron pin with cap (RAGAN-SMITH) found; thence 3) N 27°46'19" E a distance of 35.08' to an iron pin with cap (RAGAN-SMITH) found in the common line of Andrew East and Shawn Johnson, of record in Instrument 20201109-0131464 (RODC, TN); thence with the common line of said East and Johnson, the following two (2) courses and distances: 1) N 27°46'22" E a distance of 213.60' to an iron pin with cap (RAGAN-SMITH) found; thence 2) S 63°04'54" E a distance of 199.85' to an iron pin with cap (RAGAN-SMITH) found in the common line of Ronald Richards and Amy Payne, of record in Instrument

20200903-0100283 (RODC, TN); thence with the common line of said Richards and Payne, S 64°32'39" E a distance of 150.00' to an iron pin with cap (CESO) set in the common line of Franklin and Julia Jarman, of record in Instrument 20201113-0140382 (RODC, TN); thence with said common line of said Jarman the following five (5) courses and distances: 1) S 33°29'12" W a distance of 342.23' to an iron pin found; thence 2) S 52°02'07" E a distance of 36.03' to an iron pin found; thence 3) S 30°59'57" W a distance of 122.61' to an iron pin found; thence 4) S 49°33'03" W a distance of 112.27' to an iron pin found; thence 5) S 38°31'46" W a distance of 50.00' to an iron pin with cap (CESO) set in the common line of Thomas Edgeworth and Brooke Davis, of record in Instrument 20200428-0044060 (RODC,TN); thence with said common line of said Edgeworth and Davis, N 51°58'14" W a distance of 100.00' to an iron pin found in the common line of Robert and Caroline McNeilly, of record in Instrument 20140624-0054741(RODC, TN); thence with said common line of said McNeilly, N 51°58'14" W a distance of 200.00' to an iron pin found in the common line of said Brown and Brittingham; thence with said common line of said Brown and Brittingham, N 68°22'46" W a distance of 190.05' to the Point of Beginning, having an area of 5.950 acres (259,179 square feet), more or less, according to the survey dated May 4, 2021, by William J. Huffman, Surveyor, License No. 1754.

Ingress and Egress to the above described tract is over an easement as set out in Book 1001, page 505, said Register's Office, and quoted as follows:

"As a part of the consideration, the parties of the second part, the Grantors, dedicate forever a thirty-five foot roadway across the south end of Lot 32 up to the east line of said Lot 53, as indicated and shown on the scale map of Westwood, as of record in Book 974, page 14, Register's Office of Davidson County, Tennessee, and an easement of right-of-way of thirtyfive feet, commencing at the point where the said roadway dedicated across the south end of Lot 32 touches the east line of Lot 53, is granted by the parties of the first part, and said easement of right-of-way running across the south end of Lot 53 to the east line of Lot 52, to be located as shown on the said map of Westwood, as of record in Book 974, page 14, Register's Office of Davidson County, Tennessee. Said thirty-five foot easement is a perpetual easement for the benefit of Lots 52 and 54."

ALSO Conveyed herewith is an Ingress/Egress Easement as set out in Book 1001, Page 505 and further granted in Book 6307, Page 844.

ALSO Conveyed is an Easement to cut and trim vegetation for the purpose of maintaining a vista as granted in Book 6307, Page 844

Being the same property conveyed to John Gray Palmer and wife, Nancy Keen Butterworth Palmer by Warranty Deed from Overton Thompson, Jr., Executor of the Estate of Ophelia Palmer Stokes and Livingfield More, Mary Palmer Daniel Thomson, Mason Daniel Barrett, Jacquelin James Daniel, John Gray Palmer, Ophelia Palmer Thompson Paine, Margaret Allison Thompson, Emily Overton Thompson Brooks, Alex Stokes Palmer, and Joseph B. Palmer IV, devisees under the will of Ophelia Palmer Stokes, of record in Book 6307, page 844, Register' Office for Davidson County, Tennessee. Said deed was subsequently corrected by Deed of Correction of record in Book 6399, page 855, Register' Office for Davidson County, Tennessee.

John Gray Palmer, having since died on January 5, 1997 leaving Nancy Keen Butterworth Palmer as sole owner.

Being the same property conveyed to Nancy Keen Butterworth Palmer as Trustee of the Qualified Personal Residence Trust of Nancy Keen Butterworth Palmer by Quitclaim Deed from Nancy Keen Butterworth Palmer of record in Book 10832, Page 43, Register's Office for Davidson County, Tennessee, dated March 10, 1998.

See also Scrivener's Affidavit of record in Instrument Number 20200930-0112925, of the same Office.

Being the same property conveyed to John Gray Palmer, Jr., and Mary Coleman Palmer, as equal tenants in common by Quitclaim Deed from John Gray Palmer, Jr. and Mary Coleman Palmer, as Co-Trustees of the Qualified Personal Residence Trust of Nancy Keen Butterworth Palmer dated March 10, 1998 of record in Instrument No. 20201028-0124668 Register's Office for Davidson County, Tennessee, dated October 21, 2020.

Randy Alan Cone joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5403 Stanford Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 hand this 27th day of August, 2021

JOHN GRAY PALMER, JR.

MARY COLEMAN PALMER

RANDY ALAN CONE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Gray Palmer, Jr. and Mary Coleman Palmer and Randy Alan Cone, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public