Karen Johnson Davidson County
Batch# 813706 DEEDWARR
03/02/2022 09:46:33 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00

20220302-0023486

WARRANTY DEED

Record and return to:
Faith Title & Escrow, Inc.
2236 New Hope Rd
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/21/25
(AFFIX SEAL)

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nashville Zoo, Inc. ATTN: Finance Dept.- 3777 Nolensville Rd. Nashville, TN 37211	New Owner	016 00 0 295.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Barbara Jean Bates and Connie Joyce Calloway, Heirs at Law of Geneva Marie Wingo Bates**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nashville Zoo, Inc., a Tennessee corporation**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-w.t:

BEING a tract of land in the 10 Councilmanic District of Davidson County, Tennessee and a portion of that property conveyed Geneva Wingo Bates and Charles Leo Wingo (surveyed by William A. Cummings, R.L.S. 1314, on 5/5/87) more accurately described as follows:

BEGINNING at an iron pin in the southerly margin of Ivey Point Road, said pin being the most northwesterly corner of the herein described tract and a common corner to Kenneth Reasoner (DB 4646, PG 257, RODCT); thence With said margin N 89 58'04" E, 133.37' to an iron pin; thence with the same and a curve to the left (1 = 13 30'33", R = 537.30, LC = 126.39, CB = N 83 13'04" E) for a curve distance of 126.68' to an iron pin; thence now leaving said margin S 84 30'16" E, 892.29' to an iron pin; thence N 06 39'04" E, 462.00' to an iron pin; thence S 84 30'16" E, 961.38' to an iron pin; thence S 07 02'54" W, 1581.57' to an iron pin, said pin being the most southwest corner of the Tennessee Assembly of God, Inc. property (DB 4915, PG 964, RODCT); thence now with a new line S 72 36'45" W, 833.31' to a set iron pin; thence S 10 11'40" W, 161.86' to a set iron pin; thence S 84 24'49" W, 307.62 to a set iron pin; thence S 73 27'47" W, 232.29' to a set iron pin; thence N 42 27'00" W, 931.38' to an existing iron pin, said pin being the most southeast corner of said Kenneth Reasoner property; thence with said Reasoner's east line N 00

56'24" E, 1090.55' to the point of beginning containing 77.23 acres more or less.

The Grantors further convey to the Grantee, her heirs or assigns, a permanent, perpetual easement for ingress and egress, 30' wide and running along an existing gravel drive, the center line of which being described as follows:

Beginning at a point, said point being N 81 12'56" W, 15.00' from the southeast corner of the original Bates/Wingo property now being the southeast corner of Claudette W. Jones (DB 9218, PG 95, RODCT); thence N 09'01'32" E, 339.40' to a point; thence N 07 00'12" E, 379.46' to a point; thence N 11 32'05" W, 97.15' to a point; thence N 59 50'22" W, 745.75' to a point; thence N 46 24'26" W, 49.31' to a point; thence N 27 50'11" W, 369.67' to a point; thence N 31 35'52" W, 269.00' to a point in the southerly line of the above-described tract.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

Being part of the same property conveyed to Geneva Marie Wingo, a one-half(1/2) undivided interest by Warranty Deed from James Wesley Wingo and his wife, Opal Marie Wingo, dated 12/07/1954 and recorded 12/29/1954, of record in Book 2337, Page 246, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charles L. Wingo (a one-half undivided interest) by Warranty Deed from James Wesley Wingo and wife, Opal Wingo, dated 06/07/1956 and recorded 06/20/1956, of record in Book 2543, Page 133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Geneva Marie Wingo Bates, a widow by Quit Claim Deed from Charles L. Wingo, a single man, and Geneva Marie Wingo, now Geneva Marie Wingo Bates, a widow, dated 12/11/2003 and recorded 12/12/2003, of record in Instrument 200312120178358, Register's Office for Davidson County, Tennessee.

The said Geneva Marie Wingo Bates died intestate on 01/04/2020, leaving the said Barbara Jean Bates and Connie Joyce Calloway as her sole heirs at law as evidenced in Affidavits of Heirship of record in Instrument Nos. 20220302-0023484 and 20220302-0023485 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property know as: 0 Ivey Point Road, Goodlettsville, TN 37072

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/our hand(s) this the 28th day of February, 2022.

Barbara Jean Bates

Connie Joyce Calloway

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Barbara Jean Bates with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 28th of February, 2022.

Notary Public

My Commission Expires: 10/11/2025

(SEAL)

ALEXIS M. CAUTELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF NORTH CAROLINA

COUNTY OF Halifax

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Connie Joyce Calloway with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 22nd of February, 2022.

Notary Public

My Commission Expires: 8/7/2022

(SEAL)

REGINALD B PEPPER
NOTARY PUBLIC
HALIFAX CO., NORTH CAROLINA