WARRANTY DEED

Karen Johnson Davidson County
Batch# 830031 DEEDWARR
03/28/2022 02:29:13 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20220328-0035683

MJ-BC-22-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 04/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert N. Clement and Mary C. Clement	**NEW OWNER**	
(NAME)	(NAME)	**154-00-0-130.00**
4420 East Brookfield		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM H. FREEMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT N. CLEMENT AND MARY C. CLEMENT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

New Legal Description based on Survey prepared by Campbell McRae & Associates March 12, 2010

Land located in the 35th Civil District of Nashville Davidson County, Tennessee on the Southerly side of Pine Hill Rd, 0.6 miles West of Griffith Road said land described according to an Alta/Acsm land title survey dated 3-12-10 by Campbell, McRae & Associates Surveying, Inc. (John Wood Tn. R.L. S. #1838) as follows:

Beginning at an iron rod (old) in the centerline of a 50 foot wide perpetual non-exclusive easement for ingress/egress and utilities that leads from Pine Hill road to Griffith Road at the Southeast corner of the Glenn and Susan M. Word Land (Book 10544, Page 318 R.O.D.C., Tn.); and in the Westerly line of the Edward S. Lipsey, Jr. Land (Book 8634, Page 638 R.O.D.C., Tn.), thence with the center of said easement and said Lipsey's Westerly line South 12 degrees 20 minutes 25 seconds East 57.45 feet to an iron rod (old); thence South 02 degrees 16 minutes 33 seconds: West 380.70 feet to an iron rod (old) at the Southerly terminus of said easement at a corner to the Pine Hill Country Club land (Book 8655, Page 280 R.O.D.C, TN.); thence with said Pine Hill Country Club South 11 degrees 10 minutes 14 seconds East 126.19 feet to an iron rod (old) in an earthen dam in the Northerly line of the William H. Freeman Land (Instrument # 20090604-0051616 R.O.D.C., TN.), thence with the Northerly line of said Freeman as shown on a retracement survey dated 6-1-09 by R.L. Chapdelaine Tn. R.L.S. #1444 North 65 degrees 17 minutes 16 seconds West 398.88 feet to an iron rod (old); thence South 25 degrees 31 minutes 35 seconds West 409.61 feet to an iron rod (old) at the base of a 24" oak tree in the Northerly line of South Harpeth Farms, LLC (Book 9762, Page 377 R.O.D.C., Tn.); thence with the Northerly line of said South Harpeth Farms North 68 degrees 58 minutes 49 seconds West, passing a concrete monument (old) at 263.01 feet for a total distance of 265.29 feet to an iron rod (new) at the Southeast corner of the Jesse Jack Green, III Land (Book 6523, Page 938 R.O.D.C., Tn.), said rod being located South 72 degrees 20 minutes 55 seconds East 943.70 feet from an iron rod (old) at said Green's Southwest Corner; thence with said green North 04 degrees 51 minutes 11 seconds East 759.46 feet, passing an iron rod (old) in the Southerly margin of a 50 foot wide non-exclusive permanent easement known as Pine Hill Rd. that serves as the primary access for this and other tracts from Griffith Road at 729.50 feet to a survey nail (new) in the center of said Pine Hill Road in the Southerly line of said worf, thence with the center of said easement and said worf South 64 degrees 24 minutes 46 seconds East 121.73 feet to a survey nail (new), thence South 75 degrees 06 minutes 33 seconds East 61.24 feet to a survey nail (new); thence South 84 degrees 55 minutes 29 seconds East 72.48 feet to an iron rod (old) ; thence South 88 degrees 15 minutes 27 seconds East 459.68 feet, passing an iron rod (old) on the Southerly margin of said easement at 30.02 feet and another iron rod (old) near the Westerly margin of the first mentioned easement at 441.04 feet to the point of beginning, the described tract of land containing 10.05 acres more or less.

Prior Legal Description

Land in the 9th Civil District, beginning at an iron rod in the center of a drive leading from Pine Hill Road, a private road which runs to Griffith Road on the West edge of a small lake in the North boundary of Miller

Property, then with said line of Miller, North 65 degrees 03 minutes 25 seconds West, 399.06 feet to an iron rod, then South 25 degrees 15 minutes 55 seconds West, 394.08 feet to an iron rod, Miller's Southwest corner in a fence, then with the North line of Map 154 Parcel 20, North 72 degrees 20 feet; 55 seconds West, 267.60 feet to an iron rod then leaving said North line of Map 154, Parcel 20 North 02 degrees 51 minutes 11 seconds East, 759.46 feet to an iron rod in the center of Pine Hill Road, then with said center line, South 64 degrees 51 minutes 11 seconds East 759.46 feet to an iron rod in the center of Pine Hill Road, then with said center line, South 64 degrees 24 minutes 46 seconds East 121.73 feet, South 75 degrees 06 minutes 33 seconds East, 61.24 feet, South 84 degrees 55 minutes 29 seconds East 72.47 feet, thence laving Pine Hill Road, South 88 degrees 15 minutes 27 seconds East 459.68 feet to the center of the drive leading to the lake, thence with said drive South 12 degrees 20 minutes 25 seconds East 126.66 feet to the beginning: containing 10.00 acres more or less according to a survey by Perry A. Chapdelaine, Jr. 3/6/84.

TOGETHER WITH a non-exclusive easement or right of way over Pine Hill Road to Griffin Road for the enjoyment of grantees, their heirs, successors and assigns to pass with or without vehicles for ingress and egress to the property described above, subject to the rights of other persons in and to the use of Pine Hill Road and subject to the widening of Pine Hill Road, If necessary in the event Pine Hill Road is dedicated as a public way. This easement shall be perpetual and run with the land.

Being the same property conveyed to William H. Freeman by Warranty Deed from E. Spivey Lispey, Jr., a married person of record in Instrument No. 20100325-0022199 Register's Office for Davidson County, Tennessee, dated March 24, 2010 and recorded on March 25, 2010.

This conveyance is subject to:

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Griffith Rd., Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th DAY OF MARCH, 2022.

William H. Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM H. FREEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2022.

Notary Public
My Commission Expires: My Commission Expires March 7, 2023
(SEAL)

CRISTINA E. STANFILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212