Karen Johnson Davidson County
Batch# 877754 DEEDWARRSP
06/24/2022 02:24:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20220624-0072647

This Instrument Prepared By:
Metropolitan Government of Nashville
Department of Law
Metro Courthouse, Suite 108
P.O. Box 196300
Nashville, TN 37219-6300

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel
The Metropolitan Government of Nashville and Davidson County P.O. Box 196300 Nashville, TN 37219-6300	EXEMPT	**033-02-0-014.00**

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $32,110 and No/100 Dollars.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 21 day of June, 2022.

Notary Public

My Commission Expires: 7/24/24

LINDSEY BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

For and in consideration of the sum of $32,110 and No/100 Dollars, the receipt and sufficiency of which are hereby acknowledged, Robert J. Wingo Et al, ("Grantors"), has bargained and sold, and by these presents does transfer and convey unto The Metropolitan Government of Nashville and Davidson County ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibits A, B, C, and D attached hereto and incorporated herein by this reference, together with all improvements, driveways, fencing, lighting, sewer main easement rights, and ingress/egress rights located thereon (the "Property").

The Property is part of the unimproved property known as Map-Par. 033-02-0-014.00 in Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit A, Exhibit B, Exhibit C, and Exhibit D attached hereto and incorporated herein, by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever.

Grantors covenants and binds Grantors, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor(s) herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

Witness my hand this 10 day of June, 2022.

APPROVED AS TO FORM AND LEGALITY

Tara M. Ladd Witness my hand this 10th day of June, 2022.
Department of Law

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

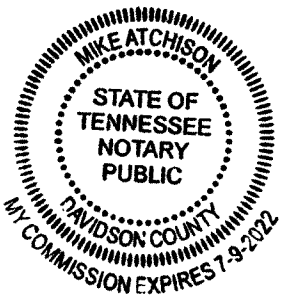
Witness my hand this 10th day of June, 2022.
Metro Water Services

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mike Atchison of the state and county mentioned, personally appeared Scott A. Potter, with whom I am personally acquainted and who acknowledge himself to be the Director of Water Services of the Metropolitan Government of Nashville and Davidson County or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand and official seal at office in Nashville, this 15th day of June, 2022.

Mike Atchison
Notary Public
My Commission Expires: July 9, 2022



Witness my hand this 9th day of JUNE, 2022.

GRANTORS:

Robert J. Wingo and wife, Judy S. Wingo

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Before me, Debra Paulsson, a Notary Public of said County and State, personally appeared Robert J. Wingo and wife, Judy S. Wingo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the co-owners, the within named bargainors, and that they as such co-owners executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Gallatin, TN, this 9th day of JUNE, 2022.

Notary Public

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Witness my hand this 9th day of JUNE, 2022.

GRANTORS:

Robert J. Wingo, Jr., & wife Amy Gibson Wingo

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

Before me, Debra Paulsson, a Notary Public of said County and State, personally appeared Robert J. Wingo, Jr. and wife, Amy Gibson Wingo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the co-owners, the within named bargainors, and that they as such co-owners executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Gallatin, TN, this 9th day of JUNE, 2022.

Notary Public

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT A

14,810 SQUARE FEET (0.34 ACRE) AT 0 GENELLE DRIVE, BELONGING TO ROBERT J. WINGO, JUDY S. WINGO, ROBERT J. WINGO, JR., AND AMY GIPSON WINGO OF RECORD IN INSTRUMENT 20140516-0042382, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AGREEMENT INCLUDES THE GRANTORS' RIGHT OF PERMANENT INGRESS/EGRESS AND TO INSTALL UTILITIES ACROSS THE PROPERTY VIA SHARED DRIVEWAY.

LAND IN DAVIDSON COUNTY, TENNESSEE, KNOWN AS LOT NO. 185, BEING RESERVED PARCEL "B" ON SECTION THREE PLANTATION ESTATES SUBDIVISION OF RECORD IN PLAT BOOK 3700, PAGE 141, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN B. GIBBS AND WIFE, BETTY L. GIBBS, FROM JOHN R. OZIER AND WIFE, MILDRED C. OZIER, BY INSTALLMENT DEED OF RECORD IN BOOK 3992, PAGE 902, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID: 033-02-0-014.00

EXHIBIT B

ENCUMBRANCES

1. The Grantor must pay general or special taxes and assessments in the year 2022. The Grantor is fully responsible for the amount of unpaid real estate property taxes for the number of days they owned the property prior to the sale closing date.

2. Subject to the Easement for Sanitary Sewers and/or Storm Drainage dedicated to the Metropolitan Government of Nashville and Davidson County of record in Deed Book 7358, Page 584, in the Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plat of record in Deed Book 3700, Page 141, in the Register's Office for Davidson County, Tennessee (Plantation Estates, Section 3).

EXHIBIT C

AGREEMENT FOR DEDICATION OF PERMANENT EASEMENTS

For and in consideration for the mutual benefits that will accrue by reason of the hereinafter described improvements, the Metropolitan Government of Nashville and Davidson County (Metro) does hereby grant, bargain, sell, transfer and convey unto Robert J. Wingo Et al, their successors and assigns forever, a permanent easement and/or right-of-way as follows:

40-foot Permanent Easement **Tax Map 33-02, Parcel 14.00**

The easement area is comprised of a Driveway Access Easement and two Public Utility and Drainage Easements (PUDE). Parcel No. 03302001400 being shown as parcel 185 and as Reserved Parcel B on the plat of Plantation Estates Subdivision, Section 3, as of record in Book 3700, Page 141, Davidson County, Tennessee, Register of Deeds (RODC).

17-foot Driveway Access Easement

Commencing at a point on the northern right-of-way margin of Genelle Drive, said point also being the southeastern corner of Parcel No. 03302001500, property belonging to Randall M. Masters, and wife Emily B. Masters, of record in Instrument Number 20151130–0120701, RODC; thence, eastwardly for 25 feet along said margin of Genelle Drive to the **Point of Beginning**; thence, N 32° 32' 31.99" E for 18.77 feet to a point in the property; thence, N 18° 31' 43.20" E for 16.98 feet to a point in the property; thence, N 6° 00' 04.94" E for 18.33 feet to a point in the property; thence, N 25° 29' 21.39" W for 112.07 feet ending at a point on the northern property line, also being the southern property line of Parcel No. 02500009100, belonging to Robert J. Wingo, and wife Judy S. Wingo, Robert J. Wingo, Jr., and wife Amy Gibson Wingo, of record in Instrument Number 20130729–0078858, RODC.

This Agreement includes the right of Robert J. Wingo Et al to permanent ingress/egress via this shared driveway to Parcel Nos. 02500009100, 02500021600, and 02500021700 from Genelle Drive and the right to install utilities across the property. This will include subdivided properties from these three parent parcels henceforward.

11.50-foot Public Utility and Drainage Easements

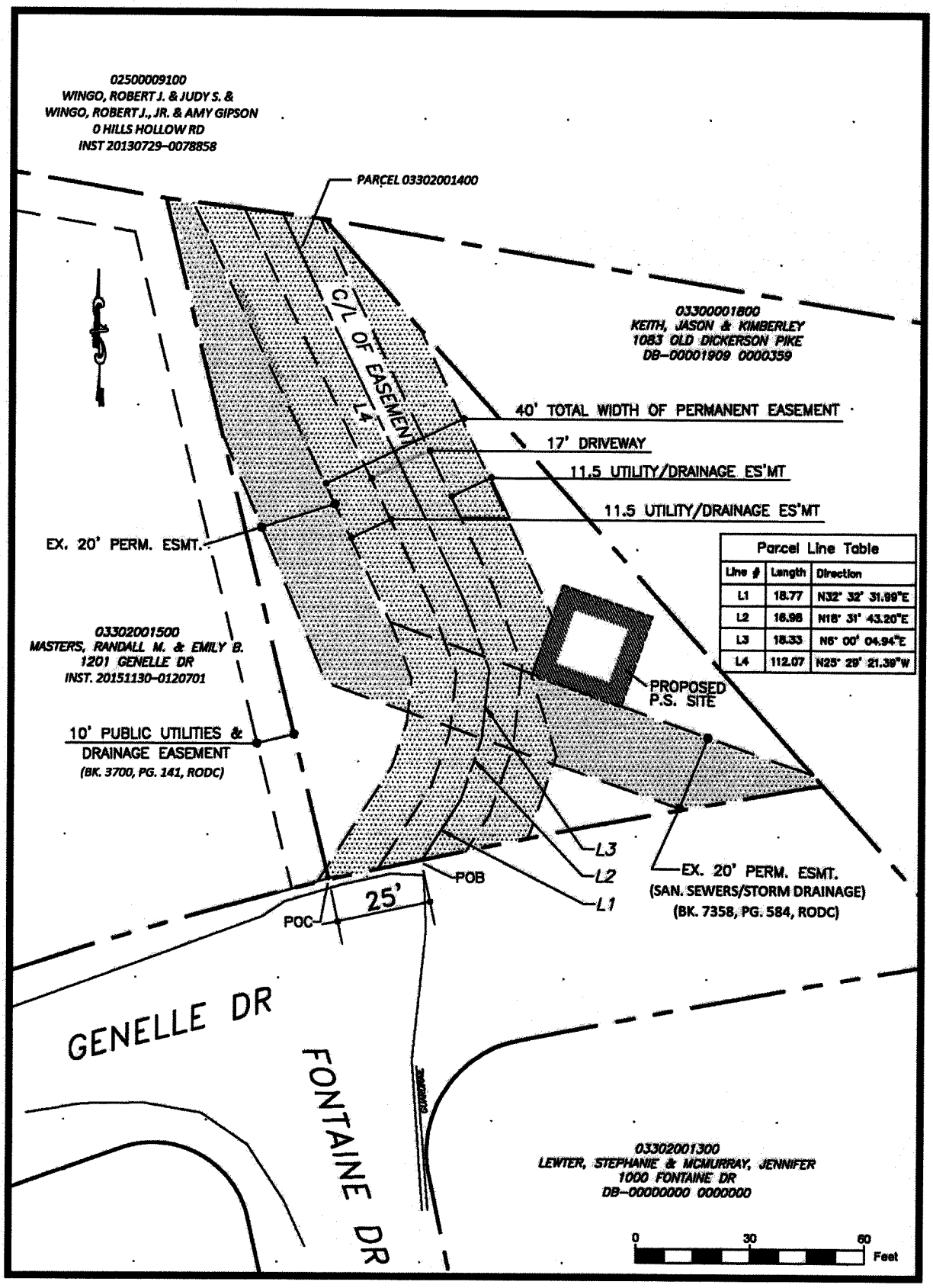
Being two easement areas adjacent to and parallel with the 17-foot Driveway Access Easement described above. Metro's proposed Water Pumping Station will encroach into the 11.50 foot PUDE as shown on Exhibit D.

Said property above is subject to an existing easement to the Metropolitan Government of Nashville & Davidson County for Sanitary Sewers and/or Storm Drainage of record in Book 7358, Page 584, RODC.

The permanent easements above go into effect after the execution of this warranty deed.

EXHIBIT D

Permanent Easements to Grantors



FOR GOVERNMENT USE ONLY

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law on 6/9/2022.
Date

This instrument has been reviewed and approved by the Metro Water, Property Services.

Jennifer Russell
Signature

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, the undersigned, a notary for this County and State, Jennifer Russell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10/21/2024
Notary's Seal

