Karen Johnson Davidson County
Batch# 914412 DEEDWARR
09/09/2022 08:20:30 AM 5 pgs
Fees: $28.00 Taxes: $4,684.20
20220909-0100960

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36079-1 /Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
George Tayab 868 Battery Lane Nashville, TN 37220	New Owner	11807008200 11807008100

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **William E. Cobb, as Trustee of The William E. Cobb Lifetime Trust Created Under The Amended and Restated Robert Jennings Adwell Revocable Trust UAD February 25, 2012 and William E. Cobb, an individual** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **George Tayab** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

The parcels of land described on **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property").

Being all of the same property conveyed to Robert J. Adwell and William E. Cobb, both unmarried, by Deed dated January 3, 1989, from Briggs Ellison Vester and wife, Estelle Hutton Vester of record in Book 7744 Page 237, Register's Office for Davidson County, Tennessee. The said Robert J. Adwell, also known as Robert Jennings Adwell, died testate on February 26, 2012. William E. Cobb was appointed as Executor by the Last Will and Testament of Robert Jennings Adwell of record in Probate Docket No. 12P-414, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Pursuant to said Will, the real property which was owned by the deceased is specified to be administered as part of the Probate Estate and the Executor is authorized to sell the property without the joinder of any beneficiary. The property was conveyed to William E. Cobb, as Trustee of The Robert J. Adwell Revocable Trust by Executor's Quitclaim Deed dated April 20, 2012, from William E. Cobb, as Executor the Estate of Robert J. Adwell, as to a 50% undivided interest, of record in Instrument No. 20120502-0037839, and further conveyed to William E. Cobb, as Trustee of The William E. Cobb Lifetime Trust, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, as to a 50% undivided interest, by Trustee's Quitclaim Deed dated April 20, 2012, from William E. Cobb, as Trustee of The Robert J. Adwell Revocable Trust dated February 25, 2012, of record in Instrument No. 20120502-0037840, Register's Office for Davidson County, Tennessee.

Title to the Property is currently vested in William E. Cobb, an individual, as to a 50% undivided interest, and William E. Cobb, as Trustee of The William E. Cobb Lifetime Trust Created Under The Amended and Restated Robert Jennings Adwell Revocable Trust UAD February 25, 2012, as to a 50% undivided interest.

Tax Map ID Number: 118-07-0-082.00 (2724 Berrywood Drive) 118-07-0-081.00 (2702 Bransford Avenue)

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, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached **Exhibit B**; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 8 day of September, 2022.

William E. Cobb, an individual

William E. Cobb, as Trustee of The William E. Cobb Lifetime Trust Created Under The Amended and Restated Robert Jennings Adwell Revocable Trust UAD February 25, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William E. Cobb, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 8th day of September, 2022.

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William E. Cobb, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The William E. Cobb Lifetime Trust Created Under The Amended and Restated Robert Jennings Adwell Revocable Trust UAD February 25, 2012, and is authorized by the trust document to execute this instrument on its behalf.

WITNESS my hand, at office this 8th day of September, 2022.

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,266,000.00.

Affiant

Subscribed and sworn to before me this 8th day of September, 2022.

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

EXHIBIT A
Legal Description

Tract I:

Land in Davidson County, Tennessee, being Lot Nos. 24 and 10 on the Plan of Berrywood Subdivision, Section 2, of record in Plat Book 3106, Page 14, Register's Office for Davidson County, Tennessee, described as follows:

> Said Lot No. 24 fronts 128.6 feet on the westerly margin of Bransford Avenue and runs back between lines measuring 176.1 feet on the northerly side and 152.4 feet on the southerly line, the latter line being a broken line, to a broken line in the rear on which it measures 91.0 feet.

Said Lot No. 10: Beginning with a point in the northerly margin of Berrywood Drive; thence in a northerly direction 150.9 feet to a point; thence in an easterly direction 88.0 feet to a point in the westerly margin of Bransford Avenue; thence along said margin 130.0 feet in a southerly direction to a point which is the beginning of a curve; thence around said curve 39.3 feet in a southwesterly direction to a point in the northerly margin of Berrywood Drive; thence along said margin 96.4 feet in a westerly direction to the point of beginning.

Tract II:

Land in Davidson County, Tennessee, being part of Lot No. 23 on the Plan of Berrywood Subdivision, Section 2, of record in Plat Book 3106, Page 14, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated October 12, 1963, as follows:

> Beginning at a point in the westerly margin of Bransford Avenue, said point being the common front corner of Lot Nos. 23 and 24, thence with the line between said Lot Nos. 23 and 24, westwardly a distance of 85.0 feet to a point in said line; thence in an eastwardly direction along a straight line a distance of 86.4 feet to a point in the westerly margin of Bransford Avenue, said point being 15 feet northerly from the common front corner of Lots Nos. 23 and 24; thence southwardly with said margin of said Bransford Avenue, a distance of 15 feet to the point of beginning.

INCLUDED IN THE FOREGOING DESCRIBED LANDS BUT EXCLUDED FROM THE CONVEYANCE ARE THE FOLLOWING TWO TRACTS OF LAND:

TRACT I:

Land in Davidson County, Tennessee, being part of Lot No. 24 on the Plan of Berrywood Subdivision, Section 2, of record in Plat Book 3106, Page 14, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated October 12, 1963, as follows:

> Beginning at a point which is the common rear corner of Lot Nos. 23 and 24 on said plan; thence southwardly along the rear line of Lot No. 24, a distance of 15 feet to a point in said line; thence eastwardly a distance of 86.9 feet to a point in the dividing line between Lot Nos. 23 and 24; thence westwardly with the line between said two lots, a distance of 91.1 feet to the point of beginning.

Being the same property conveyed to Martha L. Pohl, a widow by Deed from Briggs Ellison Vester and wife, Estelle Hutton Vester, of record in Book 3649, page 297, said Register's Office.

TRACT II:

Land in Davidson County, Tennessee, being parts of Lot Nos. 10, 23, and 24 on the Plan of Berrywood Subdivision, Section 2, of record in Plat Book 3106, Page 14, Register's Office for Davidson County, Tennessee, described as follows:

> Beginning at a point in the northeasterly margin of Berrywood Drive, said point being the common line between Lots 10 and 11 on said plan; thence with the easterly boundary of Lot No. 11 northwardly 150.9 feet to a point; thence with the northeasterly boundary of said Lot No. 11 northwestwardly 64.4 feet to the southeast corner of Lot No. 12; thence with the easterly

boundary of Lots 12 and 13 northwestwardly 76 feet to Charles P. Covington's southwest corner; thence with Covington's southerly boundary eastwardly 172.9 feet to the westerly margin of Bransford Drive; thence with said margin South 7 deg. 38' West 57 feet to a point; thence South 34 deg. 12' West 266 feet to the point of beginning and containing 0.47 acre, more or less.

Being a part of the same properties conveyed to Briggs Ellison Vester and wife, Estelle Hutton Vester by Deed from Cumberland Valley Builders, Inc., as of record in Book 3222, page 279, and by Martha L. Pohl, a widow, as of record in Book 3649, page 299, said Register's Office.

Further being all of the same property conveyed to the State of Tennessee by Deed from Briggs Ellison Vester and wife, Estelle Hutton Vester, of record in Book 4359, page 204, said Register's Office, to be used for the construction of a controlled access highway together with all right of ingress and egress to, from and across the same and to and from abutting lands.

EXHIBIT B
Permitted Encumbrances

1. Matters which would have been disclosed by a survey.

2. Taxes for the year 2022 and subsequent years, not yet due and payable. Map and Parcel 11807008200/1180700810. Current year taxes have been pro-rated between the parties at closing and assumed by the Grantee.

3. All matters shown on the Plan of record in Plat Book 3106, Page 14, Register's Office for Davidson County, Tennessee.

4. All matters shown on the Plan of record in Plat Book 421, Page 27, Register's Office for Davidson County, Tennessee.

5. Restrictions of record in Book 3219, Page 13, Register's Office for Davidson County, Tennessee, provided however, this reference shall not be construed to reaffirm or reinstate said restrictions which may have been terminated by operation of law or otherwise.

I, Mike Boyd, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 8, 2022.

Mike Boyd, Esq.
Date: September 8, 2022

State of Tennessee
County of Davidson

Sworn to and subscribed before me this September 8, 2022.

Notary Public
My commission expires: July 3, 2023

