THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-5452--WE

Karen Johnson Davidson County
Batch# 952326 **DEEDWARR**
12/16/2022 09:47:26 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20221216-0130248

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00.

Clay L Staley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: Jan 8, 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clay L. Staley	New Owner	168-00-0-065.00
9315 & 9323 Highway 100		168-00-0-066.00
		168-00-0-067.00
Nashville, TN 37221		
(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, **Marcia K. Webb, Beneficiary of the Estate of Bobby F. Webb**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clay L. Staley and Julia Christine Staley, husband and wife.**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
A tract of land in the 9th Civil District of Davidson County, Tennessee, described according to a copy of a survey made February 4, 1950, by John M. Sullivan, County Surveyor, as follows: Beginning at a point at the intersection of the center line of State Highway No. 100 and Harding Road, formerly Ferndale Road; thence with the centerline of said Harding Road, South 2 deg. east 249.21 feet to a point in the center of a bridge over Whippoorwill Creek; thence with said creek, South 49 deg. 10 min. west 132.7 feet to a point; thence North 15 deg. 16 min. west 224.4 feet to a point in the center line of State Highway No. 100; thence with the center line of same, North 35 deg. 27 min. east 128.7 feet to the beginning.

TRACT II:
PARCEL A: A parcel of land in the 35th Civil District (formerly 9th Civil District) being the remainder of Parcel 65 on Map 168 of Metropolitan Government Official Maps, described as follows: Beginning at a concrete Highway right of way marker near the northwest corner of a building on the east side of said Highway 100 and the intersection of Highway 96; thence with said right of way line, South 69 1/2 degrees, West 40 feet to another concrete marker; thence South 41 degrees, West 29 1/2 feet to another marker; thence South 12 1/2 degrees, West 41 1/2 feet to another marker; thence South deg. West feet to a stake; thence South 36 deg. East 90 feet to the center of Whippoorwill Branch; thence down said Branch, North 49 deg. East, 110 feet to a stake in Hillie Lincoln's corner; thence with his line, North 36 deg. West 105 feet to the beginning and containing .027 acres, more or less, Surveyed by Lewis King May 31, 1972.

PARCEL B: A parcel of land being in the 35th Civil District (formerly in the 9th Civil District) of Davidson County, Tennessee, and more particularly described as follows:
Beginning at a stake in the right of way of Highway No. 100 at H.O. King's northwest corner; running thence with said H.O. King's line, south 15 deg. east 160 1/2 feet to a stake on the west side of a branch; thence north 40 1/2 deg. west 134 feet to the right of way of Highway No. 100; thence, with said right of way line, North 39 1/2 deg. east 651/2 feet to the beginning, containing 15 and 68/100 square rods, more or less, according to a survey made by Lewis King, dated May 31, 1964.

Being the same property conveyed to Bobby F. Webb and William C. Presley, by deed from Charles I. Hollars and wife, Betty M. Hollars, of record in Book 8393, Page 56, Register's Office for Davidson County, Tennessee. Further, being that property conveyed to Bobby F. Webb by deed from William C. Presley, of Record in Book 8802, page 180, said Register's Office.

Bobby F. Webb died, testate, on October 29, 2020. Pursuant to the Last Will and Testament of Bobby F. Webb, probated at File No. 20P2147 in the Seventh Circuit Court of Davidson County, Tennessee at Nashville, Probate Division, Marcia K. Webb is the sole devisee of the real property conveyed herein.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **9315 & 9323 Highway 100, Nashville, TN 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 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 our hands this the 15 day of December, 2022.

The Estate of Bobby F. Webb

By: Marcia K Webb
Marcia K.Webb, Beneficiary

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 **Marcia K. Webb,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of December 2022.

My Commission expires: HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public