6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1027938 DEEDWARR
07/19/2023 08 18 35 AM 2 pgs
Fees $13 00 Taxes $7,955 00

20230719-0055385

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,150,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2023

Notary Public I Dyke Tatum

MY COMMISSION EXPIRES 5/5/2025

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc , 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Cumberland Heights Foundation, Inc	Cumberland Heights Foundation, Inc	07700007700
(NAME)	(NAME)	
P O Box 90727	P O Box 90727	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James Alan Barton and Melissa Ann Barton, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cumberland Heights Foundation, Inc.,** 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

Land in Davidson County, Tennessee, situated on the North side of Cub Creek Road and more particularly described as follows

Commencing at an iron pin in the Southwest corner of the Paul Miller tract as of record in Book 8895, Page 188, said iron pin in the Northern right of way margin of Cub Creek Road, thence with said right of way S 54 degrees 32' 18" W 434 98 feet to the point of beginning, thence continuing on the same hearing 55 07 feet to an iron pin, thence leaving said right of way N 60 degrees 14' 55" 349 87 feet to an iron pin, thence N 36 degrees 28' 48" W 747 42 feet to an iron pin, thence S 81 degrees 58' 34" W 245 09 feet to an iron pin, thence N 36 degrees 28' 48" W 336 93 feet to an iron pin, thence N, 6 degrees 10' 40" E 1054 53 feet to an iron pin, thence S 55 degrees 04' 07" E 1100 19 feet to an iron pin, thence S 54 degrees 45' 13" W 675 00 feet to an iron pin, thence S 30 degrees 45' 10" E 1000 00 feet to an iron pin, thence S 60 degrees 14' 55" E 300 00 feet to the point of beginning, said tract containing 18 60 Acres, more or less

Being the same property conveyed to James Alan Barton and Melissa Ann Barton, husband and wife by deed dated December 10, 2019 from Phyllis T Elliott, an unmarried woman of record in Instrument No 20191212-0128189, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 8548 Cub Creek Road, Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 hands this 14th day of July, 2023

James Alan Barton

Melissa Ann Barton

State of Tennessee
County of Davidson

On this 14th day of July, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared James Alan Barton and Melissa Ann Barton, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed

Witness my hand and official seal this 14th day of July, 2023

Notary Public I Dyke Tatum
My Commission Expires May 05, 2025

File No 23-Cumberland

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN