Williams

This instrument was prepared by:
Jonathan Williams
Larry R. Williams, PLLC
315 Deaderick St., Ste. 1510
Nashville, TN 37238
615-256-8880

CIARA KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value of this property transfer, which is greater, is $0.00

Affiant

Ciara Kennedy
Notary Public

My Commission Expires: 1/3/2022

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Control-Parcel Numbers:
Nolensville Perpetual Care Cemetery Association, Inc. 7605 Nolensville Road Nolensville, TN 37135	Nolensville Perpetual Care Cemetery Association, Inc. 600 Candleshoe Court Nolensville, TN 37135	Part of: 59-59-42

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **FRANKLIN D. WILSON AND WIFE PEGGY WILSON** Tennessee citizens, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **NOLENSVILLE PERPETUAL CARE CEMETERY ASSOCIATION, INC.**, a Tennessee non-profit corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 59, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 17th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BOUNDED IN GENERAL BY NOLENSVILLE CEMETERY ON THE NORTH AND WEST; CLOVERCROFT ROAD ON THE EAST AND SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN IN ASPHALT (N 588865.17 E 1770197.42) ON THE NORTH SIDE OF CLOVERCROFT ROAD (25' FROM THE CENTER), THE SOUTHWEST CORNER OF NOLENSVILLE CEMETERY (REF. DEED BOOK 930 PAGE 205 R.O.W.C.- PROPERTY MAP 59 PARCEL 29 AND THE SOUTHEAST CORNER OF DEED BOOK 3834 PAGE 604 - PROPERTY MAP 59 PARCEL 28); THENCE WITH THE NORTH SIDE OF CLOVERCROFT ROAD S°71°34'15"W 18.75' TO AN IRON PIN SET, THE TRUE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED TRACT:

THENCE WITH A CURVE TO THE LEFT HAVING A THE FOLLOWING CHARACTERTICS;

DELTA = 29°21'50"; RADIUS= 312.17'; ARC=159.99'; CHORD=S56°53'19"W 158.24' TO AN IRON PIN SET; THENCE S42°12'24"W 146.49' TO AN IRON PIN SET IN THE SOUTH LINE OF NOLENSVILLE CEMETERY; THENCE WITH SAID CEMETERY N30°34'23"E 170.63' TO AN IRON PIN SET; THENCE N 71°34'14"E 151.96'TO THE TRUE POINT OF BEGINNING CONTAINING 0.12 ACRES, MORE OR LESS, AND BEING PORTION OF FRANKLIN D. WILSON AND PEGGY WILSON PROPERTY, AS RECORDED IN DEED BOOK 420 PAGE 40, REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE

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RECORDING STAMP ON BACK PAGE

R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED MARCH 18, 2020.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FRANKLIN D. WILSON AND WIFE, PEGGY S. WILSON BY WARRANTY DEED FROM ERNEST E. SLOAN AND WIFE, VEARL SLOAN ON JULY 29, 1982 IN DEED BOOK 420 PAGE 40, AND RECORDED ON JULY 30,1982 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY TENNESSEE.

This conveyance is made subject to such limitations, encumbrances, easements and restrictions as may affect the premises and to the findings of a title report.

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, its, heirs, successors and assigns, forever.

GRANTOR does covenant with said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 3rd day of August 2020.

Franklin D Wilson
FRANKLIN D. WILSON

Peggy Wilson
PEGGY WILSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Kandie C. Jennings, a Notary Public of the State and County aforesaid, personally appeared **FRANKLIN D. WILSON** and **PEGGY WILSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself and herself to be the lawfully seized owners of the aforementioned described property, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing their names.

Witness my hand and official seal, this 3rd day of August 2020.

Kandie C. Jennings
Notary Public

Kandie C. Jennings
State of Tennessee Notary Public
Williamson County
My Commission Expires February 12, 2022

My Commission Expires: February 12, 2022

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Larry Williams
P.O. Box 190632
Nashville TN 37219

BK: 8144 PG: 680-681
20043810
2 PGS:AL-DEED
695835
08/18/2020 - 08:01 AM

BATCH	695835
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS