File No. 40726

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,775.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/02/04 14:35 2pgs
Fees:13.00 Taxes:1730.77
20040902-0106483

STEVEN G. WAYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. July 19, 2008

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northpoint Pike, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth P Champagne	Elizabeth P Champagne	39-120.00
(NAME)	(NAME)	
6956 Old Hickory Blvd.	6956 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(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, WE, Steven G McLaughlin, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth P Champagne and Eric B Salser, as joint tenants with right of survivorship, 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:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Steven G McLaughlin, unmarried by deed from Mary G England Individually and Executrix of the estate of Jere Donald England, deceased dated March 4, 1999 of record in Book 11372, page 89, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 6956 Old Hickory Blvd., Whites Creek, TN 37189

(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 hand this 30th day of August, 2004.

Steven G McLaughlin

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 Steven G McLaughlin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2004.

STEVEN G. WAYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. July 19, 2008

Commission expires:

Notary Public

Exhibit A

Property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823, dated February 25, 1999, and known as Job No. 990011, as follows:

Beginning at an iron pin set in the center of a drain in the southerly margin of Old Hickory Boulevard, said pin being the Northeast corner of the herein described tract and the Northwest corner of the C. R. Jones property of record in Book 2153, Page 356, R.O.D.C., TN.; thence leaving the margin of said road with Jones' westerly line
S 20 degrees 12' 40" W 248.08' to an 8" Ash Tree; thence
S 71 degrees 23' 15" W 407.00' to a 28" Box Elder; thence
S 61 degrees 09' 49" W 343.48' to a 30" Maple; thence
S 51 degrees 19' 09" W 540.00' to an iron pin set; thence
S 11 degrees 43' 52" E 1023.00' to an existing iron pin at the Northeast corner of the Samuel Ingram property of record in Book 4478, Page 424, R.O.D.C., TN.; thence with Ingram's northerly line S 86 degrees 41' 19" W 1033.05' to an iron pin set in the northerly line of the Robert Bobel property of record in Book 6831, Page 931, R.O.D.C., TN.; thence with Bobel's line the following calls :
N 63 degrees 00' 00" W 144.37' to an iron pin set; thence
N 00 degrees 00' 00" E 148.50' to an iron pin set; thence
N 60 degrees 00' 00" W 191.40' to an iron pin set at the Southeast corner of the George R. Hazlewood property of record in Book 5858, Page 280, R.O.D.C., TN.; thence with Hazlewood's line the following calls:
N 02 degrees 41' 13" E 265.71' to an old tree stump; thence
N 07 degrees 40' 12" W 595.91' to a 14" Hickory; thence
N 72 degrees 13' 41" W 426.68' to an iron pin set; thence
N 28 degrees 00' 00" E 363.00' to an iron pin set; thence
N 08 degrees 00' 00" W 280.50' to an iron pin set; thence
N 49 degrees 25' 13" W 181.85' to an iron pin set, a corner to the Aldis B Gordon property of record in Book 2929, Page 459, R.O.D.C., TN.; thence with the southerly line of Aldis the following calls:
S 75 degrees 51' 02" E 158.40' to an iron pin set; thence
N 57 degrees 35' 58" E 219.54' to a 20" Hickory; thence
N 89 degrees 13' 10" E 197.31' to twin 6" Maples; thence
S 71 degrees 21' 54" E 181.32' to a 14" Cedar; thence
S 35 degrees 04' 01" E 339.16' to an 8" Elm; thence
S 42 degrees 04' 38" E 143.97' to a 10" Maple; thence
S 71 degrees 20' 20" E 130.93' to a rock pile by a Hickory Tree; thence
N 60 degrees 33' 41" E 486.57' to an iron pin set; thence
N 80 degrees 04' 15" E 430.66' to a 14" Hickory; thence
N 77 degrees 46' 07" E 300.28' to an iron pin set; thence
N 03 degrees 07' 54" W 153.12' to an iron pin set; thence with the center of a spring branch S 65 degrees 46' 33" E 437.83' to an iron pin set in the southerly margin of Old Hickory Boulevard, 25' from the centerline; thence with said road
S 63 degrees 47' 16" E 79.19' to the point of beginning, containing 69.08 acres, more or less.