WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/06 11:23 2 pgs
Fees:13.00 Taxes:512.04

20060206-0014426

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,389.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/24/09

(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron M Weeks	Realty Mortgage Corporation	
(NAME)	(NAME)	
4935 Bull Run Road	215 Katherine Drive	46-00-63
(ADDRESS)	(ADDRESS)	
Ashland City, Tennessee 37015	Flowood, MS 39232	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20053405

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, Richard L. Stokes and wife, Kathleen Diane Stokes**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aaron M Weeks and Leslie M Weeks**, 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

unimproved ☐

This is improved ☒ property, known as 4935 Bull Run Rd., Ashland City, TN 37015

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 27th day of January, 2006.

Richard L. Stokes RSS

Kathleen Diane Stokes Diane Stokes, RLS attorney in fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Richard L. Stokes and wife, Kathleen Diane Stokes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Richard L. Stokes and wife, Kathleen Diane Stokes executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 27th day of January, 2006.

Commission expires: 3/24/09

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Notary Public

EXHIBIT A

Beginning at an iron pin (new), in the southerly margin of Bull Run Road, the northwest corner of a tract of land which belongs to Barbara Crutcher Mills, having a deed reference in Deed Book 8248, Page 692, RODCT, the northeast corner of this tract, and containing with the westerly boundary of said tract of land which belongs to Barbara Crutcher Mills, as follows: S 51 degrees 00'00" W, 215.69 feet to an iron pin (old);thence, S 20 degrees 18' 44" W, passing a common corner of said tract of land which belongs to Barbara Crutcher Mills, and a tract of land which belongs to Robert L. Crutcher, having a deed reference in Deed Book 5549, Page 8, RODCT, and continuing in all 605.09 feet to a concrete monument (old), a common corner of said tract of land which belongs to Robert L. Crutcher, a tract of land which belongs to Charles W. Osborne, having a deed reference in Deed Book 7753, Page 803, RODCT, and a tract of land which belongs to Robert E. Harwell, having a deed reference in Instrument No. 20040922-0113886, RODCT; thence, N 86 degrees 00'00" W, 94.60 feet to an iron pin (new), a common corner of said tract of land which belongs to John L. Kilbourne, having a deed reference in Deed Book 10690, Page 742, RODCT; thence with the easterly boundary of said tract of land which belongs to John L. Kilbourne, as follows: N 22 degrees 34' 30" W, 838.48 feet to an iron pin (old); thence N 12 degrees 46' 26" E, 345.47 feet to an iron pin (new), in the southerly margin of Bull Run Road, the northeast corner of said tract of land which belongs to John L. Kilbourne; thence with the southerly margin of Bull Run Road, as follows: with a curve to the left, having a radius of 515.35 feet, an arc distance of 243.86 feet, and a chord bearing of S 66 degrees 37' 40" E, 241.60 feet to an iron pin (new); thence, S 80 degrees 11' 02" E, 165.44 feet to an iron pin (new); thence with a curve to the right, having a radius of 229.87 feet, an arc distance of 168.01 feet, and a chord bearing of S 59 degrees 14' 45" E, 164.29 feet to a point on a bluff; thence, S 38 degrees 18' 28" E, 100.23 feet to an iron pin (new); thence with a curve to the left, having a radius of 617.73 feet, an arc distance of 107.86 feet, and a chord bearing of S 43 degrees 18' 36" E, 107.73 feet to an iron pin (new); thence, S 48 degrees 18' 44" E, 74.36 feet, to the point of beginning, containing 10.73 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc. , 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated January 18, 2006.

BEING all of the same property conveyed to Richard L. Stokes and wife, Kathleen Diane Stokes by Warranty Deed from Ken L. Henry and wife, Barbara F. Henry, dated September 15, 1997 and filed of record in Book 10611, Page 518, Register's Office for Davidson County, Tennessee.

The above described tract of land may be found on Tax Map 46, Parcel 63, in the Tax Assessor's Office for Davidson County, Tennessee.

Property commonly known as 4935 Bull Run Road, Ashland City, Tn 37015.