File No. 260100869

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/06 10:29 2 pgs
Fees:13.00 Taxes:1683.50

20060407-0040283

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2006.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009.~~ 2/15/09 (AFFIX SEAL)

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil Young	Realty Mortgage Corp.	124-00-0-135.00
(NAME)	(NAME)	
3061 Palomino Place	7000 Executive Ctr. Dr. Ste. 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Mark S. Pope, an unmarried person and Lori L. Pope, an unmarried person,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Neil Young and wife, Sharon Young**, HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1

Land lying in the 12th Civil District of Davidson County, Tennessee, being a part of the Eckhardt Realty Corporation, Trustee property of record in Deed Book 10907, page 281, Register's office Davidson County, Tennessee and being further described as follows:

Beginning at an old iron rod in the line of the United States of America property, said rod being the northwesterly corner of Tract 4A, and being N 72° 14'39' W-308.26 feet, then N69 degrees 16'54'W-135.70 feet from an old concrete monument in the line of the USA property; Thence, leaving the line of the USA property and with the line of tract 4A, S7° 18'02' W-483.46 feet to an old iron rod, said rod being a southwesterly corner of Tract 4A:Thence continuing with the line of Tract 4A, N 82° 10'34" W-131.09 feet, to a new iron rod Thence, leaving the line of Tract 4A and with a new line, N 7° 18'02" E-513.53 feet to a new rod in the line of the USA property. Thence, with the line of USA property, S 69° 16'54" E-134.76 feet to the point of beginning. Containing, 1.500 Acres more or less according to the survey completed by M. Steven Sanders RLS# 1585, 217 Wheeler Avenue, Nashville, Tennessee 37211.The above described property is being attached to the real property owned by the Grantees herein which is described as Map 124, Parcel 134.00 on the Maps of the Tax Assessors of Davidson County, Tennessee.

Being part of the same property conveyed to Eckhart Realty Corporation, Inc., Trustee of the Briddle Path Land Trust by Warranty Deed of record in Book 10907, page 281, for said Register's office for said County. Further conveyed to Mark S. Pope and wife, Lori L. Pope by deed from Eckhardt Realty Corporation of record in Deed Book 11489 page 264.

Tract 2

Land in Davidson County. Being more particularly described as follows to wit:

Beginning at a new iron rod in the northerly margin of the cul-de-sac on Palomino Place, said iron rod being N 07°49'26" E-50.00 feet from the radius point of said cul-de-sac; Thence, leaving the margin of Palomino Place and with a new line, N 7° 49'26" E-25.01 feet to a new iron rod; Thence, with a new line, S82° 10'34"E (passing a new iron rod at 250.00 feet), a distance of 498.58 feet to a new iron rod; Thence, with a new line, N 7° 18'02" E-483.46 feet to a new iron rod, said iron rod being in the line of the United States of America property. Thence, with the U.S.A.'s line, S69° 16'54" E-135.70 feet to an old iron rod; Thence, continuing with the U.S.A.'s line, S 72° 14'39" E-308.26 feet to an old concrete monument; Thence, continuing with the U.S.A.'s line S 80° 00'44" E-12.00 feet to an old iron rod at a fence corner, said rod being the northwesterly corner of the J.T. Bradford property, of record in Deed Book 2647, page 248, R.O.D.C., TN; Thence, leaving the U.S.A.'s line and with the Bradford's line along the fence, S 7° 18'02" W-449.55 feet to an old iron rod, said rod being the northeast corner of Tract 3-Bridle Path Subdivision; Thence, leaving Bradford's line and the fenceline, and with the northerly line of Tract 3, N 82° 10'34" W-902.88 feet to an old iron rod in the margin of the cul-de-sac on Palomino Place, said rod being the northwest corner of Tract 3; Thence, leaving the line of Tract 3, and with the margin of Palomino Place

with a curve to the left having delta angle of 59°59'28", a radius of 50.00 feet, a chord being N 52 degrees 10'50" W-49.99 feet, and a length of 52.35 feet to the point of beginning. Containing 5.565 acres more or less.

Being part of the same property conveyed to Eckhardt Realty Corporation, Inc., Trustee of the Bridle Path Land Trust by Warranty Deed from Terri L. Parker, single and Stephen N. Taylor of record in Book 10306, page 184, Register's office for Davidson County, Tennessee. Further conveyed to Mark S. Pope and wife Lori L. Pope by Deed of record in Book 11326 page 418, said Register's office of Davidson County, Tennessee.

Restriction set out and recorded in Record Book 11326 page 418 and in book 11489 and page 264. Subject to plat recorded in Record Book 9700 page 675.Easement Agreement recorded in Record Book 10273 page 365. Taxes for 2006 a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3061 Palomino Place, Hermitage, TN 37076

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 29th day of March, 2006.

Mark S Pope

Lori L Pope

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mark S. Pope and Lori L Pope, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of March, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

File Number: 260100869

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

