8.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2006

Notary Public

MY COMMISSION EXPIRES: 08/06/07

(AFFIX SEAL)

BRENDA BABER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Charles Hill Beaty, BPR#2282, 668 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Steven Smith		Map 16
(NAME)	(NAME)	
1953 Saddleback Rd.	Same As New Owner	Parcels 290, 181, 281
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072		
(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, **Blake Chancey and wife, Jackie Chancey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Steven Smith and wife, Leah Marie Layhew**, 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 1953 Saddleback Rd., Goodlettsville, TN 37072; 0 Lickton Pike, Goodlettsville, TN 37072; 0 Union Hill Rd., Goodlettsville, TN 37072

(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 our hands this 14th day of August, 2006.

Blake Chancey, by Jackie Chancey as Attorney-in-Fact

Blake Chancey, by Jackie Chancey as Attorney-in-Fact by virtue of Power of Attorney of record as Instrument No. _ 200608170101613 _____, Register's Office of Davidson County, Tennessee.

Jackie Chancey

Davidson County DEEDWARR
Recvd: 08/17/06 12:32 3 pgs
Fees:18.00 Taxes:1702.00

20060817-0101614

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jackie Chancey, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Gallatin, Tennessee this the 14 day of August, 2006.

Commission expires: 02/06/07

Brenda Baber

Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Jackie Chancey, to me known to be the person who executed the foregoing instrument on behalf of Blake Chancey, and acknowledged that she executed the same as the free act and deed of said Blake Chancey, as Attorney-in-Fact.

Witness my hand and official seal at Gallatin, Tennessee this the 14 day of August, 2006.

Commission expires: 02/06/07

Brenda Baber

Notary Public

EXHIBIT A

(Map 16, Parcels 290 & 181)
A certain parcel of real property located on the north side of Lickton Pike and the south side of Union Hill Road in the 10th Civil District of Goodlettsville, Davidson County, Tennessee, being Parcel 181 and part of 88 on Metro Tax Map and being more particularly described as follows:

Beginning at an iron rod in the northern right of way of Lickton Pike, said rod being 1850 feet more or less southwest of Luster Road, and being the southwest corner of the property conveyed to William P. Burris as of record in Book 6050, Page 399, Register's Office for Davidson County, Tennessee; thence with the northern right of way of Lickton Pike, South 42 deg. 07' 30" West a distance of 118.15 feet to an iron rod; thence with the common line with Robert E. Alessio as of record in Book 6004, Page 731, said Register's Office, North 24 deg. 37' 14" West a distance of 586.38 feet to an iron rod; thence South 61 deg. 48' 09" West a distance of 211.50 feet to a point; thence North 24 deg. 34' 17" West a distance of 1076.74 feet to a point in the common line with Lot 7 on the Plat of Saddleback Farms as of record in Book 9700, Page 731, Register's Office for Davidson County, Tennessee; thence with the common line with Saddleback Farms with the following calls: North 61 deg. 01' 29" East a distance of 374.23 feet to an iron rod; North 50 deg. 38' 27" West a distance of 120.00 feet to an iron rod; North 26 deg. 25' 19" East a distance of 523.15 feet to an iron rod; North 47 deg. 41' 35" West a distance of 515.62 feet to an iron rod in the common line with the property conveyed to Colleen W. Grissom & Billy Mathew as of record in Instrument No. 200003060022449, Register's Office for Davidson County, Tennessee; thence with said common line with the following calls: North 19 deg. 35' 08" East a distance of 424.71 feet to an iron rod; North 65 deg. 20' 32" West a distance of 60.00 feet to an iron rod; thence with Saddleback Farms with the following calls: North 34 deg. 31' 59" West a distance of 232.78 feet to an iron rod; North 34 deg. 31' 59" West a distance of 175.00 feet to an iron rod; North 01deg. 49' 41" East a distance of 192.83 feet to an iron rod in the common line with Davis Farms Section 1 as of record in Book 8250, Page 403, Register's Office for Davidson County, Tennessee; thence with the common line with Davis Farms with the following calls: North 71 deg. 56' 55" East a distance of 82.75 feet to an iron rod; North 32 deg. 15' 24" West a distance of 183.51 feet to an iron rod; South 71 deg. 56' 52" West a distance of 45.00 feet to an iron rod; North 18 deg. 03' 08" West a distance of 272.10 feet to an iron rod in the southern right of way of Union Hill Road; thence with the said right of way with the following calls: North 71 deg. 56' 52" East a distance of 278.36 feet to an iron rod; thence with a curve to the left having a radius of 528.26 feet, a length of 207.24 feet, a chord of 205.91 feet with a bearing of North 60 deg. 42' 33" East to an iron rod; thence North 49 deg. 28' 14" East a distance of 176.07 feet to an iron rod; thence with a curve to the right having a radius of 2746.72 feet, a length of 191.56 feet, a chord of 191.56 feet with a bearing of North 51 deg. 28' 08" East to an iron rod; thence North 53 deg. 28' 06" East a distance of 24.73 feet to an iron rod at the northwest corner of the property conveyed to John Davis Lewis as of record in Book 4820, Page 602, Register's Office of Davidson County, Tennessee; thence leaving said right of way with the following calls: South 19 deg. 03' 14" East a distance of 486.55 feet to an iron rod; South 39 deg. 13' 47" East a distance of 416.69 feet to an iron rod; South 44 deg. 44' 05" East a distance of 129.21 feet to an iron rod; North 76 deg. 03' 33" East a distance of 271.33 feet to an iron rod; South 36 deg. 00' 08" East a distance of 1040.48 feet to an iron rod; South 28 deg. 06' 00" West a distance of 71.45 feet to an iron rod; South 12 deg. 43' 53" West a distance of 177.17 feet to an iron rod; South 37 deg. 26' 08" West a distance of 387.76 feet to an iron rod; North 82 deg. 21' 25" West a distance of 379.63 feet to an iron rod; South 08 deg. 06' 46" West a distance of 2089.98 feet to the point of beginning containing 4,204,533.11 square feet or 96.52 acres, more or less.

The foregoing description was prepared from a survey dated 12/7/99, revised 03/6/01 and further revised 03/09/01, by Walter Davidson & Associates, RLS.

BEING the same property conveyed to Blake Chancey and wife, Jackie Chancey by deed from Saddleback Properties, Inc. and Frank Davis Enterprises, Inc., of record as Instrument No. 20010417-0037133, Register's Office of Davidson County, Tennessee.

(Map 16, Parcel 281)
LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Saddleback Farms, as of record in Plat Book 9700, Page 331, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Blake Chancey and wife, Jackie Chancey by deed from Roblyn Properties, LLC, of record as Instrument No. 20010417-0037134, Register's Office of Davidson County, Tennessee.