File No. 260900070

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Rhonda Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November, 2006.

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: _____

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 11/15/06 10:05 3 pg
Fees:18.00 Taxes:1258.00
20061115-0141703

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas G. Scott	Same as new owner	17300008900
(NAME) 3355 Stephens Hill Lane	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, I, **Scott Alan Webb, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas G. Scott and Benjamin Thomas Scott**, HEREINAFTER CALLED THE GRANTEE(S), HIS 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

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 14376 Old Hickory Blvd., Antioch, TN 37013
(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), HIS 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), HIS 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/our hands this 13 day of Nov., 2006.

Scott Alan Webb

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 SCOTT A. WEBB,* the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that HE executed the within instrument for the purposes therein contained.

*unmarried

Witness my hand at Goodlettsville, Tennessee, this 13 day of Nov., 2006.

Commission expires: 07/21/07

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

File Number: 260900070

RETURN TO:

Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

EXHIBIT A

TRACT A

BEING a parcel of land in the 31st Councilmanic District, Second Precinct, (Second Civil District) of Davidson County, Tennessee, (being known as 14374 Old Hickory Boulevard, Antioch, Tennessee) and shown as part of parcel 89.00 on Davidson County Property Map 173 and being described according to a survey dated July 28, 1998 by George C. Gregory, Registered Land Surveyor No. 1331 and known as Project No. 98-136;

BEGINNING at an existing iron pin, said existing iron pin being the most western northwest corner of the property being described and also being the southwest corner of David E. Stephens, Jr. Property (Parcel 182) and also being the east line of Michael H. Stephens Property (Parcel 176) and also being S 11 deg. 24' 24" W 200.02 feet from an existing iron pin, said iron pin being the northeast corner of said Michael H. Stephens Property (Parcel 176) of record in Deed Book 0380, page 275, Register's Office for Davidson County, Tennessee.

THENCE S 71 deg. 44' 32" E 335.26 feet with the south line of Parcel 182 to an existing iron pin, the southeast corner of Parcel 182;

THENCE N 15 deg. 05' 31" E 291.20 feet with the east line of Parcel 182 to an elm tree in a fenceline, said elm tree being approximately two feet east of a fence corner;

THENCE S 70 deg. 01' 03" E 301.10 feet with the south line of Parcel 142 and a fenceline to an iron pin set this survey;

THENCE, S 73 deg. 28' 22" E 157.60 feet with the south line of Parcel 142 and a fenceline to a gate post;

THENCE, N 72 deg. 36' 21" E 107.43 feet, more or less with a fenceline to a 48" maple tree, the northeast corner of the parcel being described;

THENCE, S 04 deg. 38' 10" W 642.95 feet, more or less with a fenceline, to a existing pipe at a fencecorner tree, the southeast corner of the parcel being described;

THENCE, W 81 deg. 55' 00" W 150.84 feet with a fenceline to an iron pin set this survey;

THENCE, N 83 deg. 22' 25" W 466.77 feet with a fenceline, to an existing iron pin;

THENCE N 83 deg. 22' 20" W, 200.54 feet, with a fenceline, to an existing iron pin;

THENCE, N 83 deg. 43' 23" W 106.07 feet with a fenceline to an iron pin set this survey, the southeast corner of Tract "A", and also being the southeast corner of Tract "B"

THENCE N 11 deg. 28' 31" E 263.96 feet with the east line of said Tract "B" and the east line of said Parcel 176 to an existing iron pin;

THENCE, W 06 deg. 32' 25" W 106.60 feet with the east line of Parcel 176, to the point of beginning, containing 11.72 acres, more or less.

Being the same property conveyed to Scott A. Webb and wife, Anita F. Webb, by deed from The Estate of Ruth P. Stephens, David E. Stephens and wife, Sherry J. Stephens, John Mark Stephens and wife, Peggy Stephens and George T. Stephens and wife, Carolyn R. Stephens, of record in Instrument No. 20010404-0032851, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Scott Alan Webb by deed from Scott Alan Webb v. Anita Gamble Webb, Civil Action No. 03D-166, in the Circuit Court for Davidson County, Tennessee, of record in Instrument No. 20041110-0135585, Register's Office for Davidson County, Tennessee.

THIS conveyance shall also specifically include all of Grantors right title and interest in and to a certain access roadway to Old Hickory Boulevard.