File No. 270900451

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/07 09:58 3 pgs
Fees:18.00 Taxes:120.25
20071019-0124000

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~August 23, 2011~~ July 14, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Sidwell, Barrett, & Welch, PC
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	Map 4
T & T Building Contractors, LLC	T & T Building Contractors, LLC	Parcel 46
(NAME) 4932 Albert Fentress Rd	(NAME) 4932 Albert Fentress Rd.	
(ADDRESS) Greenbrier, TN 37073	(ADDRESS) Greenbrier, TN 37073	
(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,

Jean C. Yount and William Yount, Both Unmarried,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

T & T Building Contractors, LLC

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:

LAND in the 14th Civil District of Davidson County, Tennessee, being known as Tract No. 2 on the unrecorded Map of the property known as the Bracey Farm, described according to a survey made May 10, 1960, by Stephen A. Draper, Surveyor, as follows:

Beginning in the Westerly margin of Springfield Highway at a point which is the Northeasterly corner of Tract No. 1 and also the Southeasterly corner of Tract No. 2, as shown on said survey, said beginning point lying 286 feet (as measured along a slight curve forming the Westerly margin of Springfield Highway) Northerly from the Southeasterly corner of the property conveyed to Charles A. Clerici and Sue T. Viaches from William Gifford and wife, Lila Mae Gifford, by deed of record in Book 3256, Page 251, Register's Office for Davidson County, Tennessee, in which deed Tract No. 1 and Tract Nos. 2 and 3 were combined in one description; thence along the line between Tract No. 1 and Tract No. 2, South 88° West 200 feet to the Northwesterly corner of Tract No. 1, being also the Southwesterly corner of Tract No. 2; thence along the Westerly line of Tract No. 2, North 15° 45' West 250 feet to the Southwesterly corner of Tract No. 3, being also the Northwesterly corner of Tract No. 2; thence North 71° 30' East 222 feet to the Westerly margin of Springfield Highway at the Southeasterly corner of Tract No. 3 and the Northeasterly corner of Tract No. 2; thence along the Westerly margin of Springfield Highway, around a slight curve, Southwardly 315.6 feet to the beginning.

Being part of the same property conveyed to Jean C. Yount, Unmarried and William Yount, Unmarried, by Warranty Deed dated November 29, 2006, from Margaret Ellen Huff Goodman and husband, Steve A. Goodman and Patricia Anne Huff Johnson and husband Charles T. Johnson, Sr., of record by Instrument No. 20061208-0151758 in the Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to Jean C. Yount, Unmarried and William Yount by Deed of Correction from Margaret Ellen Huff Goodman and husband,Steve A. Goodman and Patricia Anne Huff Johnson, and husband, Charles T. Johnson, Sr., of record by Instrument No. 20071008-0119786 in the Register's Office for Davidson County, Tennessee. The said Lois S. Huff having retained a Life Estate on subject property has since died on April 19, 1997.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

Jean Yount executes this instrument as Attorney-In-Fact on behalf of William Yount pursuant to the Specific Power of Attorney of record by Instrument No. 20071019-0123999 in the Register's Office for Davidon County, Tennessee.

Jean C. Yount being one and the same person as Jean Yount.

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 Whites Creek Pike, Joelton, TN 37080
(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 my/our hands this 10th day of October, 2007.

Jean C. Yount

William Yount By Jean Yount, His Attorney-In-Fact

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jean C. Yount, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of October, 2007.

Commission expires: August 23, 2011

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Daniel L. Wischhof Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of October, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jean Yount, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William Yount as his Attorney-In-Fact, and who acknowledged that she as the Attorney-In-Fact executed the same as the free act and deed of the said William Yount.

Witness my hand at office this the 10th day of October, 2007.

Commission Expires: August 23, 2011

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Daniel L. Wischhof, Notary Public

File Number: 270900451

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle L. Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: June 20, 2011

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