File No. 271100194

20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/07 12:08 3 pgs
Fees:18.00 Taxes:1110.00

20071109-0132428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 2/23/11

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan McGuire & Sheila R. Bartlett	SAME AS NEW OWNER	Map 8 Parcel 198
(NAME) 3770 Baxter Road	(NAME)	
(ADDRESS) Joelton, TN 37080	(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, WE,

Daniel B. Whitehurst and Leslie W. Whitehurst, Husband and Wife

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

Susan McGuire, Unmarried and Sheila R. Bartlett, Unmarried,
As Joint Tenants with Right of Survivorship

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:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Daniel B. Whitehurst and Leslie W. Whitehurst, Husband and Wife, by Warranty Deed dated February 28, 2002, from Kevin Steele and Stacey H. Steele, Husband and wife, of record by Instrument No. 20020301-0026052 in the Register's Office for Davidson County, Tennessee.

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

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 **3770 Baxter Road, 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.

File No.: 271100194

EXHIBIT A

LAND lying in Davidson County, Tennessee, and being more particularly described according to a survey by Jim McAleer, dated April 26, 1995, as follows:

Beginning at an iron rod in the Northerly margin of Baxter Road, said point being 227.14 feet along a curve to the right from Bobby Moody's Southwesterly corner, as of record in Book 6250, Page 998; thence with the Northerly margin of Baxter Road and along a curve to the right, said curve having a radius of 850.16 feet, an arc length of 20.17 feet and a chord bearing and distance of North 68 deg. 59 min. 21 sec. West 20.17 feet to a point; thence continuing with said margin, North 68 deg. 18 min. 35 sec. West 16.10 feet to an iron rod; thence leaving said margin, North 06 deg. 09 min. 15 sec. East 1533.25 feet to an iron rod; thence North 18 deg. 57 min. 20 sec. West 234.30 feet to an iron rod; thence North 77 deg. 42 min. 50 sec. West 173.62 feet to an iron rod; thence North 06 deg. 09 min. 15 sec. East, passing an iron rod at 80.00 feet in all a total distance of 306.38 feet to a point in the centerline of a drain; thence with the centerline of the drain the following calls: North 79 deg. 02 min. 22 sec. West 45.07 feet to a point; North 63 deg. 43 min. 16 sec. West 61.62 feet to a point; North 06 deg. 17 min. 57 sec. East 82.27 feet to a point; North 24 deg. 49 min. 34 sec. East 72.34 feet to a point; North 00 deg. 22 min. 54 sec. East 68.04 feet to a point; North 86 deg. 01 min. 07 sec. East 69.32 feet to a point; North 76 deg. 15 min. 09 sec. East 46.29 feet to a point; North 29 deg. 24 min. 38 sec. East 114.43 feet to a point; North 13 deg. 08 min. 30 sec. West 45.67 feet to a point; North 01 deg. 22 min. 02 sec. West 163.55 feet to a point in the centerline of a creek; thence South 50 deg. 38 min. 59 sec. East 167.10 feet to a point; thence North 02 deg. 59 min. 06 sec. East, passing an iron rod at 69.00 feet, in all a total distance of 569.00 feet to an iron rod in the Southerly line of Mary Lain, as of record in Will Book 090, Page 33; thence with Lain's Southerly line South 77 deg. 48 min. 18 sec. East 410.29 feet to an iron rod at Moody's Northwesterly corner; thence with Mood's Westerly line, South 06 deg. 30 min. 59 sec. West 1374.98 feet to an iron rod; thence leaving said Westerly line, North 77 deg. 17 min. 52 sec. West 226.48 feet to an iron rod; thence South 06 deg. 09 min. 15 sec. West 1744.21 feet to the point of beginning, containing 17.06 acres, more or less.

INCLUDED with the above description is the following Easement for ingress, egress, public utilities and drainage over the following described property:

LAND lying in Davidson County, Tennessee, and being more particularly described according to a survey by Jim McAleer, dated April 26, 1995, as follows: BEGINNING at an iron rod at the Southeasterly corner of a 15.21 acre tract conveyed to Pam Lynch as of record in Book 9683, Page 618; thence North 10 deg. 23 min. 53 sec. West 250.18 feet to a point in a drain; thence with the centerline of the drain, South 63 deg. 43 min. 16 sec. East 28.07 feet to a point; thence South 79 deg. 02 min. 22 sec. East 45.07 feet to a point; thence leaving said drain, South 06 deg. 09 min. 15 sec. West, passing an iron rod at 30.00 feet, in all a total distance of 226.38 feet to the point of beginning, containing 0.18 acres, more or less.

Witness my/our hands this 7th day of November, 2007.

Daniel B. Whitehurst

Leslie W. Whitehurst

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 Daniel B. Whitehurst and Leslie W. Whitehurst, 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 they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of November, 2007.

Commission expires: 5/23/11

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

Notary Public

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RETURN TO:

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