File No. 280300460

WARRANTY DEED

Jessica Talbott State of Tennessee Notary Public Davidson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00

Jessa Gracin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MARCH, 2008.

Jessica Talbott
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5-24-08

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gracin Properties, LLC	Gracin Properties, LLC	034-03-0-064.00
(NAME) 181 Due West Dr.	(NAME) 181 Due West Dr.	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Mt. Juliet, TN 37122	
(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, Travis B. Thompson, married, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gracin Properties, LLC, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the Second Civil District of Davidson County, Tennessee, located east of Paula Drive and west of East Hill Drive and being north of Twin Hills Drive, described according to a survey prepared by Paul G. Weatherford, RLS #1941, whose address is 1301 Central Court, Hermitage, Tennessee 37076, dated March 27, 2007, project number WA291, being more particularly described as follows:

Unless stated otherwise, any found concrete monument referred to herein is an old four- inch square monument with a brass cap and punch hole. Any monument referred to herein as an iron rod set is a new five-eights inch diameter rebar with yellow plastic cap atop stamped "PGW TN1941". All bearings stated herein are referenced to Tennessee Grid north (NAD83).

BEGINNING at an old one-half inch iron rod being the southeast corner of Shepherd Hills, Section No. 4, Lot 247, of record in Plat Book 2854, page 100, said iron rod being on the southerly line of Lot No. 2 of the Re-subdivision of Lot 2 of Section One of the Addition to Shepherd Hills of record in Plat Book 62, page 630, in the Register's Office for Davidson County, Tennessee;

Thence, South 48 degrees 03 minutes 39 seconds East a distance of 584.24 feet to a concrete monument found being a corner common with Bobby D. Tidwell, Et ux, of record in Book 9448, page 570, and to Lot No. 1 of the 3rd addition to Shepherd Hills, W.D. Tidwell Subdivision, of record in Book 4350, page 140, and a corner to Lot No. 172 of Shepherd Hills, Section No. 5, of record in Book 2854, page 119;

Thence, with said Lot 172 South 44 degrees 21 minutes 32 seconds West a distance of 134.73 feet to a concrete monument found being a common corner with Lot 171;

Thence, with said Lot 171 South 43 degrees 09 minutes 38 seconds West passing a one-half inch iron rod found at a distance of 136.76 feet being the corner of Lot 170 of the Zone Lot Division Lot 170, Shepherd Hills, Section No. 5, of record in Plat Book 6900, page 126, proceeding for a total distance in all of 286.59 feet to a concrete monument found at the corner of said Lot 170 same being a common corner with Lot 169 of the aforementioned Shepherd Hills, Section No. 5;

Thence, with Lot 169 South 38 degrees 08 minutes 35 seconds West a distance of 247.93 feet to a concrete monument found being a common corner with Lot 167 and said Lot 168;

Thence, South 31 degrees 08 minutes 47 seconds West a distance of 152.55 feet to a one inch iron rod found in the westerly line of Lot 166, same being a common corner with Lot 160 of the Combination of Lot 160, Shepherd Hills, Section No. 3, of record in Book 4350, page 36;

Thence, with said Lot 160 the following two calls: North 56 degrees 35 minutes 01 seconds West a distance of 370.00 feet to an iron rod set;

Davidson County DEEDWARR
Recvd: 03/24/08 08:29 3 pgs
Fees:18.00 Taxes:1137.75
20080324-0028507

Thence, with a non-tangential curve to the left having a delta angle of 4 degrees 00 minutes 59 seconds, a radius of 1775.00 feet, an arc length of 124.43 feet, and a chord bearing of South 30 degrees 42 minutes 28 seconds West, with a chord length of 124.40 feet to a concrete monument found on the easterly right-of-way margin of Spring Branch Drive (having a fifty-foot wide right-of-way);

Thence, leaving said Lot 160 North 60 degrees 19 minutes 39 seconds West a distance of 50.00 feet to an iron rod set on the westerly margin of said Spring Branch Drive, said iron rod being on the easterly line of Lot 146 of Shepherd Hills, Section No. 3 of record in Book 2854, page 100, same being a common line with Homer H. Cole, Et ux, of record in Deed Book 4541, page 548;

Thence, with Cole the following two calls: proceed with a non-tangential curve to the right having a delta angle of 0 degrees 29 minutes 47 seconds, a radius of 1825.00 feet, with an arc length of 15.81 feet, with a chord bearing of North 29 degrees 55 minutes 14 seconds East, with a chord length of 15.81 feet to an iron rod set;

Thence, North 49 degrees 40 minutes 49 seconds West a distance of 222.98 feet to a concrete monument found being a corner common with Lot 145 and said Lot 146 and with Lot 251 of the aforementioned Shepherd Hills, Section No. 4;

Thence, with said Lot 251 North 35 degrees 29 minutes 27 seconds East a distance of 200.01 feet to a concrete monument found being a corner common with Lot 250 and said Lot 251;

Thence, North 41 degrees 23 minutes 11 seconds East a distance of 399.64 feet to a concrete monument found being a corner common with Lot 249 and Lot 248;

Thence, North 45 degrees 37 minutes 11 seconds East passing a concrete monument found at a distance of 200.39 feet being the corner of Lot 248 and Lot 247, for a total distance in all of 399.14 feet to the **POINT OF BEGINNING** containing 549,639 square feet or 12.62 acres, more or less.

Being the same property conveyed to Glenn F. Nabors and wife, Nancy A. Nabors by Installment Deed from A. J. Coleman and wife, Edith Coleman, dated June 15, 1977, and duly recorded June 29, 1977, in the Register's Office for Davidson County, Tennessee.

The aforedescribed property is subject to a sanitary sewer easement of record in Book 6861, page 943, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to TRAVIS B. THOMPSON, MARRIED by deed from GLENN F. NABORS AND WIFE, NANCY A. NABORS of record in Instrument 200705300064162 on 04/04/2007 and filed for record on 05/30/2007, Register's Office for said County.

Subject to all matters as set forth per Plat, Register's Office of said County.

Easement(s) as shown of record in Book 6861 and Page 943 , Register's Office for DAVIDSON County.

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 0 Spring Branch Road, Madison, TN 37115

(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), 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), 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.

Travis B. Thomspon

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Travis B. Thompson 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 14th day of March, 2008.

Commission expires: 5-24-08

Jessica Talbott State of Tennessee Notary Public Davidson Co.

Notary Public

File Number: 280300460

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Jessica Talbott, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 05/24/2008

Jessica Talbott
State of Tennessee Notary Public
Davidson Co.

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