File No. 280401241

WARRANTY DEED

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/20/08 13:08 7 pgs
Fees:38.00 Taxes:767.75
20080520-0051736

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph C. Falzone	Joseph C. Falzone	30-58.00
814 Robin Main	(NAME) Same	
(ADDRESS) Sebastian, Fl. 32958	(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,

James Patrick Hoey,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Joseph C. Falzone and Kathleen A. Falzone,

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

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 Old Hickory Blvd, Whites Creek, TN 37189
(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.

PROPERTY DESCRIPTION

TAX MAP 30 PARCEL 58.00

DAVIDSON COUNTY, TENNESSEE

BEGINNING AT AN EXISTING IRON ROD IN THE NORTHERLY MARGIN OF OLD HICKORY BLVD. SAID IRON ROD BEING THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO ELIZABETH REDING & M. R. SWAH AS OF RECORD IN INSTRUMENT NO. 20020619-0074092 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, WITH THE NORTHERLY MARGIN OF OLD HICKORY BLVD THE FOLLOWING FOUR CALLS, ALONG A CURVE TO THE LEFT, (R = 380.44'; Δ= 45°24'14") HAVING AN ARC LENGTH OF 301.48' TO A POINT;

THENCE, S 53°42'48" W, 208.28' TO A POINT;

THENCE, ALONG A CURVE TO THE RIGHT, (R= 1139.56'; Δ= 14°13'00") HAVING AN ARC LENGTH OF 282.76' TO A POINT;

THENCE, S 67°55'47" W, 206.97' TO AN IRON ROD (NEW);

THENCE, LEAVING THE NORTHERLY MARGIN OF OLD HICKORY BLVD., PASSING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO WAYNE WARNER AS OF RECORD IN BOOK 6142, PAGE 392 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AT 9.70' AND CONTINUING ON FOR A TOTAL OF 459.70' TO AN IRON ROD (NEW). SAID IRON ROD BEING THE NORTHEAST CORNER OF THE WAYNE WARNER PROPERTY;

THENCE, CONTINUING WITH THE COMMON LINE OF THE WAYNE WARNER PROPERTY, S 68°28'17" W, 500.00' TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF THE WAYNE WARNER PROPERTY AND BEING IN A COMMON LINE OF THE PROPERTY CONVEYED TO BUENA VISTA F & M LODGE # 639 AS OF RECORD IN BOOK 11380, PAGE 946 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE COMMON LINE OF THE LODGE PROPERTY; N 30°53'54" W, 42.07' TO AN EXISTING IRON ROD;

THENCE, S 62°10'38" W, 1136.45' TO AN IRON ROD (NEW) AT A COMMON CORNER OF THE PROPERTY CONVEYED TO JEFF STACK AS OF RECORD

IN INSTRUMENT NO. 20060405-0039241 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, CONTINUING WITH THE COMMON LINE OF THE STACK PROPERTY, S 68°45'16" W, 193.23' TO AN IRON ROD (NEW) AT A COMMON CORNER WITH THE PROPERTY CONVEYED TO HAROLD CHAFFIN AS OF RECORD IN INSTRUMENT NO. 20000530-0053454 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND A COMMON CORNER OF THE PROPERTY CONVEYED TO DONNA KOWALSKI AS OF RECORD IN INSTRUMENT NO. 20050110-0003728 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE COMMON LINE OF KOWALSKI, N 00°04'08" E, 257.64' TO AN EXISTING AXLE AT KOWALSKI'S NORTHEAST PROPERTY CORNER AND BEING A COMMON CORNER OF THE PROPERTY CONVEYED TO JAMES PATRICK HOEY AS OF RECORD IN INSTRUMENT NO. 200304100047672 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, WITH THE COMMON LINE OF HOEY, N 89°26'08" E, 232.80' TO AN EXISTING IRON ROD AT THE SOUTHEAST CORNER OF HOEY;

THENCE CONTINUING WITH THE COMMON LINE HOEY, N 01°42'33" W, 589.37' TO AN EXISTING IRON ROD AT THE NORTHEAST CORNER OF HOEY;

THENCE, CONTINUING WITH THE COMMON LINE OF HOEY, S 88°23'01' W, 224.19' TO AN IRON ROD (NEW) AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO RANDALL JAMES AS OF RECORD IN INSTRUMENT NO. 20030304-00228530 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, WITH THE COMMON LINE OF JAMES, N 00°52'14" W, 505.86' TO AN IRON ROD (SET). SAID ROD BEING THE NORTHWEST CORNER OF THIS TRACT AND BEING A COMMON CORNER OF THE PROPERTY CONVEYED TO GEORGE E. RUNQUIST ENTERPRISES, INC. AS OF RECORD IN BOOK 8462, PAGE 437 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, WITH THE COMMON LINE OF GEORGE E. RUNQUIST ENTERPRISES, INC.; S 89°02'28" E, 2948.20' TO AN IRON ROD (NEW). SAID ROD BEING THE NORTHEAST CORNER OF THIS TRACT AND A COMMON CORNER OF THE PROPERTY CONVEYED TO ELIZABETH REDING & M. R. SWAH AS OF RECORD IN INSTRUMENT NO. 20020619-0074092 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, WITH THE COMMON LINE OF REDING & SWAH, S 13°47'52" W, 554.30' TO THE POINT OF BEGINNING, CONTAINING 2,312,200.24 SQUARE FEET OR 53.08 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO JAMES PATRICK HOEY AS OF RECORD IN BOOK 9011, PAGE 233 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPOSED 50' PRIVATE DRIVE & UTILITY EASEMENT

BEGINNING AT AN EXISTING CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE STATE OF TENNESSEE PROPERTY AS DESCRIBED IN BOOK 2694, PAGE 229 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING A COMMON CORNER OF THE PROPERTY CONVEYED TO RANDALL JAMES AS OF RECORD IN INSTRUMENT NO. 20030304-00228530 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, S 38°39'50" E, 123.57' TO A POINT IN THE STATE OF TENNESSEE PROPERTY;

THENCE, S 88°07'15" E, 353.10' TO A POINT IN THE COMMON LINE OF THE PROPERTY CONVEYED TO JAMES PATRICK HOEY AS OF RECORD IN INSTRUMENT NO. 20030410-0047672 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, WITH THE COMMON LINE OF HOEY, S 01°42'33" E, 50.10' TO A POINT;

THENCE, LEAVING THE COMMON LINE OF HOEY, N 88°07'15" W, 379.27' TO A POINT IN THE STATE OF TENNESSEE PROPERTY;

THENCE, N 38°39'50" W, 156.76' TO A POINT IN THE CENTERLINE OF BIANCO ROAD IN THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO JAMES PATRICK HOEY AS OF RECORD IN INSTRUMENT NO. 20030410-0047672 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, WITH THE NORTHERLY LINE OF HOEY, N 86°06'15" E, 46.59' TO A POINT IN THE COMMON LINE OF THE STATE OF TENNESSE PROPERTY AND THE JAMES PROPERTY;

THENCE, WITH THE COMMON LINE OF THE STATE OF TENNESSEE AND JAMES, N 03°06'25" W, 20.17' TO THE POINT OF BEGINNING, CONTAINING 24,847.76 SQUARE FEET OR 0.57 ACRES MORE OR LESS.

Witness my/our hands this 16th day of May, 2008.

Rhonda Gatlin

Sam J Gabriel

James Patrick Hoey

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James Patrick Hoey 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 16th day of May, 2008.

Commission expires:

Sam J Gabriel
Notary Public

File Number: 280401241
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

NOTARY PUBLIC STATE OF FLORIDA

Sam J. Gabriel
Commission #DD359659
Expires: NOV. 19, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

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)

Jessica Talbott
State
of
Tennessee
Notary
Public
Davidson Co.

My Commission Expires: 05/24/2008

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