(4)

File No. 281100638

WARRANTY DEED

CAVAN K. MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$180,416.00**

Laura Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 09/25/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 02/03/09 10:38 3 pgs
Fees:28.00 Taxes:667.54
20090203-0009081

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Tipping	NEW OWNER	P/O 015-00-0-107.00
(NAME)	(NAME)	
4401 BRICK CHURCH PK.		
(ADDRESS)	(ADDRESS)	
WHITES CREEK TN 37189		
(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, **HOLLIS EVERETT BINKLEY AND WIFE, GRACIE LEE BINKLEY**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **ALEXANDER TIPPING AND WIFE, ELIZABETH TIPPING,** 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:

Being a tract of land in the 3rd Councilman District of Davidson County, Tennessee, and a portion of that property conveyed to Hollis Everett Binkley in DB 8676, PG 839, Register's Office of Davidson County, Tennessee. More accurately described according to a survey by Tommy E. Walker, R.L.S. TN License No. 1465, dated 12/31/08 as follows:

Beginning at an existing iron pin in the southerly margin of Union Hill Road, said pin being the northeast corner of Glenda Nell Bond in (DB 2008112, PG 111772 RODCT), and the most northwest corner of herein described tract; thence now leaving said Bond with said margin N 43 03'56"E, 150.04' to an existing iron pin, a common corner to Rory Parker in (DB 20070731, PG 0090686 RODCT); thence now leaving said margin with said Parker S 28 38'21"E, 1413.56' to an existing iron pin; thence S 86 43' 15" E, 306.03' passing a witness pin at 286.03' to a point in the line of Jeffery Newlin (QCD 11, 312, PG 933 RODCT); Thence S 03 32' 48" W, 2167.40' to an existing iron pin, said pin being a common corner to William Edward Flatt, Jr. in (DB 20070711, PG 82569 RODCT, and the most southerly corner to herein described tract; thence with said Flatt for the next two calls: N 15 41' 11" W, 2000.87' to an existing iron pin; thence N 16 28' 52" W, 1086.26' to an existing iron pin in the southerly line of previous said Glenda Nell Bond; thence with said Bond for the next three calls: N 42 10' 35" E, 11.85' to an existing iron pin; thence N 26 21' 43" W, 59.45' to an existing iron pin; Thence N 16 34' 10" W, 293.94' to the point of beginning containing 26.736 acres. See Also Exhibit A

BEING part of the same property conveyed to Hollis Everett Binkley and wife, Gracie Lee Binkley by Installment Deed dated December 27, 1983, filed July 5, 1984, from Nell R. Binkley, unmarried, of record in Book 6331, Page 461, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Hollis Everett Binkley and wife, Gracie Lee Binkley by Quitclaim Deed dated July 11, 1992, filed July 16, 1992, from Hollis Everett Binkley and wife, Gracie Lee Binkley, of record in Book 8676, Page 839, Register's Office for Davidson County, Tennessee.

The easements of record in Book 8698, Page 915 and in Book 8698, Page 918, Register's Office of Davidson County, Tennessee, are hereby abandoned pursuant to the Abandonment of Easements recorded as Instrument No. 20090203-0009079 and 20090203-0009080, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for 2009 are a lien but are not yet due and payable; (2) In Book 8891, Page 300 and Book 8891, Page 301, Register's Office for Davidson County, Tennessee., there is an election for taxation under the Greenbelt Program.

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 Union Hill 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.

Witness my/our hands this 30th day of January, 2009.

Hollis Everett Binkley

Gracie Lee Binkley

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 Hollis Everett Binkley and wife, Gracie Lee Binkley 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 30th day of January, 2009.

Commission expires: 1-11-11

Notary Public

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

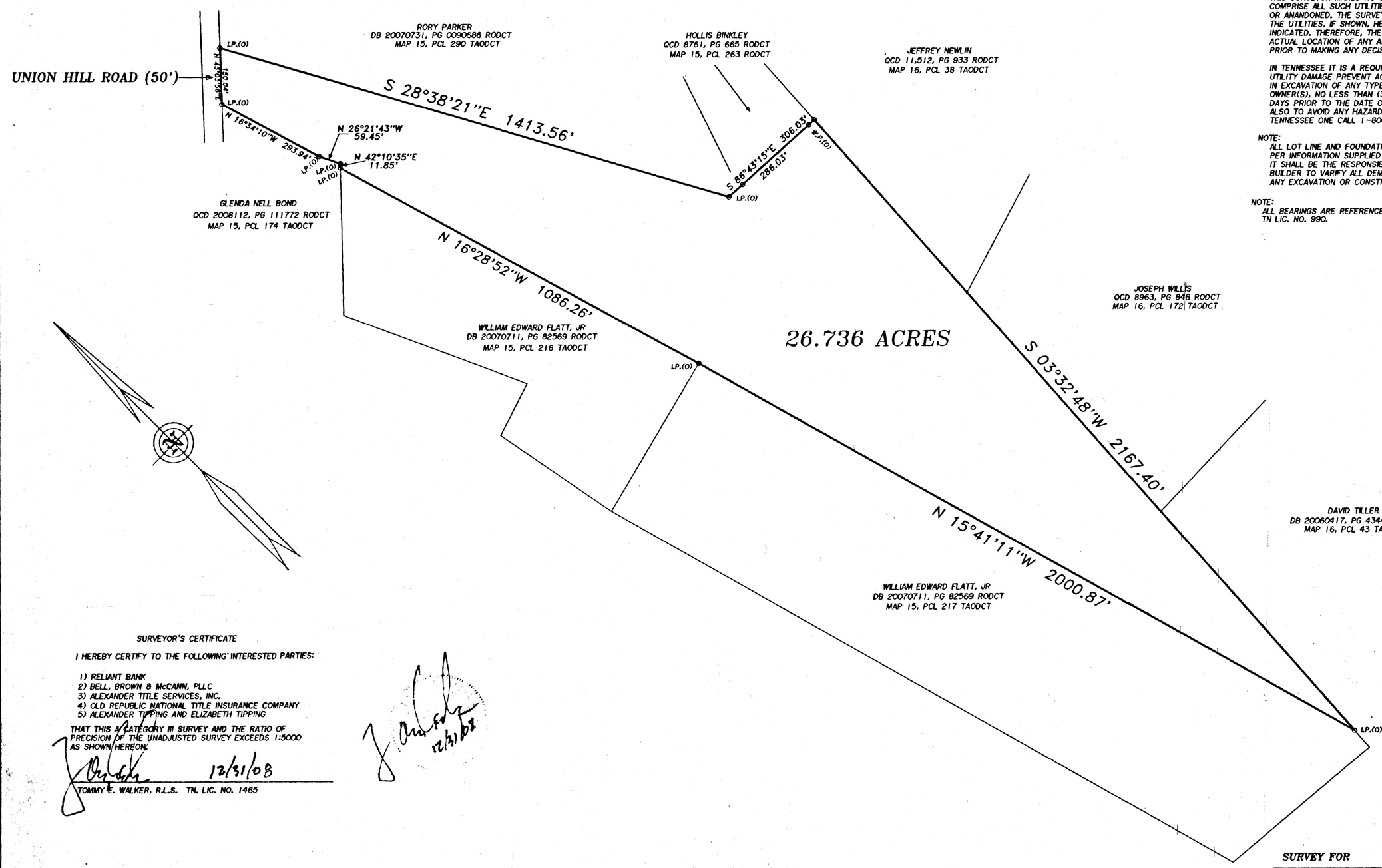
File Number: 281100638

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Exhibit A

PLAT CONTAINS 26.736 ACRES



NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ANANDONED. THE SURVEYOR FUTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILIBILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VARIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-327-3344.

NOTE:
ALL LOT LINE AND FOUNDATION DEMINSIONS SHOWN ARE AS PER INFORMATION SUPPLIED BY THE OWNER AND/OR BUILDER. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER TO VARIFY ALL DEMINSIONS PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION.

NOTE:
ALL BEARINGS ARE REFERENCED TO A PREVIOUS SURVEY BY WILLIAM M. KEEL TN LIC. NO. 990.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE FOLLOWING INTERESTED PARTIES:

1) RELIANT BANK
2) BELL, BROWN & McCANN, PLLC
3) ALEXANDER TITLE SERVICES, INC.
4) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
5) ALEXANDER TIPPING AND ELIZABETH TIPPING

THAT THIS A CATEGORY III SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1:5000 AS SHOWN HEREON.

12/31/08

TOMMY E. WALKER, R.L.S. TN. LIC. NO. 1465

12/31/08

TOMMY E. WALKER, R.L.S.
P.O. BOX 495
RIDGETOP TENNESSEE 37152
615/859-0198

200 0 200 400 600
GRAPHIC SCALE - FEET

PROPERTY REFERENCE
HOLLIS EVERETT BINKLEY
DB 8676, PG 839 RODCT
MAP 15, P/O PCL 107 TAODCT

SURVEY FOR

HOLLIS BINKLEY
UNION HILL ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" = 200'	A.T.B.	A.T.B.	12/31/08

3RD COUMCILMANIC DISTRICT

DAVIDSON COUNTY
TENNESSEE

DRAWING NO.
TIPPING