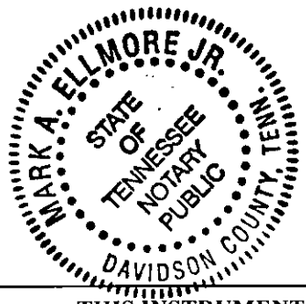
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Timothy George
Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 22, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy George C/o Pokie George (NAME)	Same (NAME)	54-13-92.00 and 6401000301
7162 Smithville Hwy (ADDRESS)	(ADDRESS)	
McMinnville TN 37110 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20090023711 DEEDWARR
Recvd: 04/09/09 10:45 2 pgs
Fees: 13.00 Taxes: 499.50
20090409-0032395

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

The Estate of Bobbie J. Gann,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy George and Jason George,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:
LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Jackson Acres of record in Plat Book 3500, Page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2:
LAND located in the 11th Council District of Nashville, Davidson County, Tennessee in the City of Lakewood at the northeast intersection of Fields Drive and Old Hickory Boulevard/State Highway 45, said land being shown as a small tract south of and adjacent to Lot 9, Jackson Acres, recorded in Book 3500, Page 107, Register's Office, Davidson County, Tennessee, and described more particularly as follows:

BEGINNING at a point on the easterly margin of Old Hickory Blvd./State Highway 45, said point being the southwest corner of Lot 9, Jackson Acres recorded in Book 3500, Page 107, Register's Office, Davidson County, Tennessee; thence leaving said Old Hickory Blvd./State Hwy. 45 with the southerly line of said Lot 9 S 84° 49' E 171.2 feet to a point on the westerly margin of Fields Drive (50' wide R.O.W.) at the southeast corner of said Lot 9; thence with the margin of said Fields Drive in a southwesterly direction with a curve to the right that is concave to the northwest with a radius of 195.8 feet and an arc length of 29.8 feet to a point of tangency; thence continuing with said Fields Drive S 53° 00' W 73.5 feet to a point; thence with a curve to the right with a radius of 25.00 feet, an arc length of 39.3 feet, and an included angle of 90° 00' to a point on said easterly margin of Old Hickory Blvd./ State Hwy. 45; thence with said easterly margin N 37° 00' W 90.00 feet to the point of beginning.

BOTH tracts being part of the same property conveyed to Charles E. Gann and wife, Bobbie B. Gann recorded in Book 3801, Page 464, Register's Office for Davidson County, Tennessee. Charles E. Gann predeceased Bobbie B. Gann on August 1, 2000 as evidenced by a Certificate of Death on file with the Office of Vital Records for the State of Tennessee. Bobbie B. Gann died testate on November 11,2005 and her Last Will and Testament was probated as Docket No. 05P-1767 in the Probate Court of Davidson County, Tennessee, in which her heirs are identified as Gary W. Gann, Gina C. Gann and Glenda G. Gann, equally, each one-third, with Letters of Administration identifying Gina C. Gann as her Executrix. Bobbie B. Gann and Bobbie J. Gann being one and the same person.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as Lot 9 Jackson Acres and adjacent triangular lot, Old Hickory, TN 37138
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30th day of March, 2009.

Gary W. Gann, Heir

Glenda G. Gann, n/k/a Glenda G. Page, Heir

The Estate of Bobbie J. Gann

By: Gina C. Gann Executrix

Gina C. Gann, Heir

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Gina C. Gann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Executrix of the Estate of Bobbie J. Gann, the within named bargainor, , and that he/she as such Executrix executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Executrix.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2009.

Commission expires: May 22, 2010

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Mark A. Ellmore, Jr. Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Gina C. Gann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Heir of the Estate of Bobbie J. Gann, the within named bargainor, , and that he/she as such Heir executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Heir.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2009.

Commission expires: May 22, 2010

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Mark A. Ellmore, Jr. Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Gary W. Gann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Heir of the Estate of Bobbie J. Gann, the within named bargainor, , and that he/she as such Heir executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Heir.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2009.

Commission expires: May 22, 2010

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Mark A. Ellmore, Jr. Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Glenda G. Gann, n/k/a Glenda G. Page, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Heir of the Estate of Bobbie J. Gann, the within named bargainor, , and that he/she as such Heir executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Heir.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2009.

Commission expires: ~~May 22, 2010~~

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010

Mark A. Ellmore, Jr. Notary Public