File No. 290700328

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2009.

_____
Notary Public

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

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20090055104 DEEDWARR
Recvd: 08/12/09 12:21 3 pgs
Fees: 18.00 Taxes: 1332.00
20090812-0075973

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian D. Huether	NEW OWNER	187-146.00
(NAME) 608 Rice Hill Rd.	(NAME)	
(ADDRESS) Nolensville, TN 37135	(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, Carolyn H. Miller, unmarried**, hereinafter called the grantors(s). have bargained and sold, and by these presents do transfer and convey unto **Brian D. Huether and Shelli D. Huether,** hereinafter called the grantee(s), WE 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 Fifth Civil District of Davidson County, Tennessee, being part of the property conveyed to William R. Tanner, Jr. and Kellye R. Tanner by deed of record in Book 6451, Page 625, Register's Office for Davidson County, Tennessee, known as Tract No. 1 on the unrecorded survey made by Benny M. Cantrell, Tennessee Registered Land Surveyor No. 1638, dated June 21, 1994, and being more particularly described as follows:

Beginning at a point at the southwest corner of property conveyed to William Tanner by deed of record in Book 6419, Page 493, said Register's Office, said point being the southeasterly corner of this tract; thence with the northerly line of Tract 8, N 84 deg. 23' 12" W, 358.35 feet to an iron rod; thence, severing the lands of William R. Tanner, Jr. and Kellye R. Tanner property of record in Book 6451, Page 625, said Register's Office, N 7 deg 57' 36" W, 432.04 feet to an iron rod; thence, with the southerly line of Edward W. Hill S 82 deg. 46' 17" E, 650.225 feet to an iron pin; thence, with the westerly line of Tract 10, S 6 deg. 00' 31" W, 111.405 feet to an iron pin; thence with the westerly line of William Tanner, S 38 deg. 44' 52" W, 346.60 feet to an iron pin and the point of beginning.

Together with the following non-exclusive permanent easements:

A 25 ft. access-egress easement along the western 224.88 feet of the south property line, of record in Book 7442, Page 725, said Register's Office;

A 50 ft. wide easement of record in Book 6444, Page 172, said Register's Office, described by a survey by Robert Frances Surveyor, dated November 20, 1984, as follows:

Being a 50 ft. wide right-of-way for private road located in the 5th Civil District of Davidson County, Tennessee, the center line of said 50 ft. wide private road being described as follows: Beginning at a pin, said pin being located from the center line of Kidd Road (Williamson County) and the SW corner of property of Charles Willard Fann (Deed Book 102, Page 209, Register's Office for Williamson County, Tennessee) S 83 deg. 10' E 25.00 ft. to a pin in the center line of a 50 ft. wide private road; thence with the center line of private road (Book 6436, Page 461, Register's Office for Davidson county Tennessee, and Book 504, Page 499, Register's Office for Williamson County, Tennessee) N 1 deg. 36' E, 873.08 ft.; N 4 deg. 53' E 832.5 ft.; N 20 deg. 30' E 126.95 ft. and N 5 deg. 10' E 903.86 ft. to a point; thence N 87 deg. 42' 38" W 25.0 ft. to a point on the westerly margin said private road; thence with variations, describing said private road as follows: N 5 deg. 10' E 50.0 ft. to a point N 87 deg. 42' 38" W 646.56 ft. to a point; S 5 deg. 06' 49" W 734.81 ft. to a point; around a curve to the left on a radius of 50.0 ft. for a distance of 235.63 ft. to a point; N 5 deg. 06' 49" E 679.68 ft. to a point; N 55 deg. 47' E 96.7 ft. to a point and S 87 deg. 42' 38" E 521.56 ft. to the beginning.

A 50 ft. easement described in Book 6436, Page 461, Register's Office for Davidson County, Tennessee, and in Book 504, Page 499, Register's Office for Williamson County, Tennessee, as follows:

Beginning at a pin in the center line of Kidd Road, Being S 83 deg. 10' E 25.0 ft. from the original SE corner of Oscar D. Guthrie farm (Deed Book 1113, Page 505, Register's Office for Davidson County, Tennessee, and Deed Book 95, Page 291, Register's Office for Williamson County, Tennessee, and the SE corner of the property of Charles Willard Fann (Deed Book

102, Page 209, Register's Office for Williamson County, Tennessee); thence the following calls and distances to pins or hubs in the center line of private road as follows: N 1 deg. 36' E 873.08 ft.; N 4 deg. 53' E 832.5 ft.; N 20 deg. 30' E 126.95 ft.; N 5 deg. 10' E 933.96 ft; N 21 deg. 15' 45" E 204.4 ft.; N 20 deg. 35' E 219.13 ft.; N 6 deg. 07' 30" E 129.73 ft.; and N 13 deg. 35' 49" E 248.83 ft. to the center of cul-de-sac with radius of 50 ft.

INCLUDED in the above description but specifically EXCLUDED therefrom is a permanent easement for ingress-egress and described as follows: a strip of land twenty-five (25) feet wide in the Fifth Civil District of Davidson County, Tennessee, being part of Tract I of the subdivision of the William R. Tanner, Jr., property, said land being dedicated as a permanent ingress-egress easement and being more particularly described as follows:

Beginning at a point at the southwest corner of property conveyed to William R. Tanner, Sr. by deed of record in Book 7442, Page 725, Register's Office for Davidson County, Tennessee, said point being located N 84 deg. 23' 12" W, 223.95 feet from the centerline intersection of an existing fifty (50) feet wide right-of-way as recorded in Deed Book 6419, Page 493, Register's Office for Davidson County, Tennessee, and being the southwesterly corner of an existing twenty-five (25) feet wide ingress-egress easement; thence with the bounds of the aforementioned easement the following calls: N 84 deg. 23' 12" W, 358.35 feet to an iron rod at the southeast corner of Tract II, of the subdivision of the William R. Tanner, Jr. property, N 7 deg. 57' 36" W, 25.72 feet to a point in the easterly line of Tract II, S 84 deg. 23' 12" E, 380.705 feet to a point at the northwesterly corner of an existing twenty-five (25) feet wide ingress-egress easement in the westerly line of said William R. Tanner, Sr. property; thence S 38 deg. 44' 52" W, 29.855 feet to an iron pin and the point of beginning.

Being the same property conveyed to L. Grant Miller and wife, Carolyn H. Miller, by deed from Eric Ball and wife, Mary Christine Ball, of record in Instrument 20020205-0015561, dated January 16, 2002 and filed for record on February 5, 2002, Register's Office for Davidson County, Tennessee. The said L. Grant Miller died November 26, 2007.

Being the same property conveyed to L. Grant Miller and wife, Carolyn H. Miller, by deed from Eric Ball and wife, Mary Christine Ball, of record in Instrument 20020205-0015561, dated January 16, 2002 and filed for record on February 5, 2002, Register's Office for Davidson County, Tennessee.

Davidson County Taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.

Restrictions of record in Book 6436, Page 454, said Register's Office

Land Owner's Association and Private Roadway Easement of record in Book 6436, Page 461, said Register's Office.

Land Owner's Association and Private Roadway Easement of record in Book 6444, Page 172, said Register's Office.

Overhead Line Easement of record in Book 6769, Page 196, said Register's Office.

Overhead Line Easement of record in Book 7049, Page 345, said Register's Office.

Ingress/Egress Easement of record in Book 7442, Page 725, said Register's Office.

No insurance is afforded as to the exact amount of acreage contained in the property described herein.

All matters shown on the survey dated June 21, 1994 by Benny M. Cantrell, TN RLS # 1638.

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 608 Rice Hill Rd., Nolensville, TN 37135

(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), WE 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), WE 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 11th day of August, 2009.

Carolyn H. Miller

Carolyn H. Miller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Carolyn H. Miller, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 11th day of August, 2009.

Commission expires: 10/10/09

Notary Public

DONALD F. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 290700328

RETURN TO: