BILL GARRETT, Davidson County
Trans: T20090058829 DEEDWARR
Recvd: 08/27/09 13:14 2 pgs
Fees: 13.00 Taxes: 740.00
20090827-0080688

# WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 200,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF JANUARY, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

**THIS INSTRUMENT PREPARED BY**
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01232 CP PEARMAN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Chad I. Pearman, Trustee | ~~same~~ | MAP: 87-0 |
| 4161 Central Pike | 1134 Barrel Springs Hollow Rd. | PARCEL: 38.00 |
| Hermitage, TN 37076 | Franklin, TN 37069 | |

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

**DWAYNE PREUETT AND WIFE, WANDA PREUETT**

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

**CHAD I. PEARMAN, TRUSTEE, WITH FULL POWER AND AUTHORITY TO SELL, CONVEY, ENCUMBER, LEASE, WITHOUT THE JOINDER, CONSENT, OR APPROVAL OF ANY BENEFICIARY,**

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

SEE EXHIBIT "A"

This is improved property known as 4161 Central Pike, Hermitage, TN 37076

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 4th day of January, 2006.

Dwayne Preuett

Dwayne Preuett

Wanda Preuett

Wanda Preuett

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, DWAYNE PREUETT AND WANDA PREUETT, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 4th day of January, 2006.

Notary Public Sharon K Schmidt

My Commission Expires: 9-22-07

SHARON K. SCHMIDT
Notary Public At Large
DAVIDSON COUNTY, TENN.

EXHIBIT A - LEGAL DESCRIPTION

LAND IN THE 4TH CIVIL DISTRICT OF SAID COUNTY, BEING PART OF THE HOMESTEAD AND DOWER TRACT OF LAND OF THE H. G. STEELE PROPERTY SHOWN ON THE SURVEY MADE BY LYLE AND BATTS, COUNTY SURVEYORS, AUGUST, 1896, AND BEING TRACT NO. 4 SHOWN ON THE SURVEY MADE BY STEPHEN A. DRAPER, SURVEYOR, JUNE 1, 1954, DESCRIBED ACCORDING TO SAID DRAPER'S SURVEY AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF CENTRAL PIKE, 1354.7 FEET WESTERLY FROM THE INTERSECTION OF THE CENTER LINE OF SAID PIKE AND THE CENTER LINE OF NEW HOPE ROAD, SAID POINT BEING THE COMMON CORNER OF TRACT NOS. 3 AND 4 ON SAID DRAPER'S SURVEY; THENCE WITH THE LINE BETWEEN SAID TRACT NOS. 3 AND 4, NORTH 2 DEGREES, 12' WEST 689 FEET TO THE SOUTHERN BOUNDARY LINE OF TRACT NO. 14 ON SAID DRAPER'S SURVEY; THENCE WITH THE LINE BETWEEN SAID TRACT NOS. 4 AND 14, NORTH 83 DEGREES 27' EAST 138.9 FEET TO THE NORTHWEST CORNER OF TRACT NO. 5 ON SAID SURVEY; THENCE WITH THE LINE BETWEEN TRACT NOS. 4 AND 5, SOUTH 17 DEGREES 02' EAST 682 FEET TO THE CENTER OF SAID PIKE; THENCE WITH THE CENTER OF SAID PIKE WITH A CURVE HAVING A RADIUS OF 1225.6 FEET, WESTWARDLY 317.7 FEET TO THE BEGINNING, CONTAINING 3.35 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DWAYNE PREUETT AND WIFE, WANDA F. PREUETT BY WARRANTY DEED FROM DOUGLAS A. FLY AND WIFE, POLLY B. FLY, RECORDED ON THE 8TH DAY OF AUGUST, 1985 IN DEED BOOK 6625, PAGE 729, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.