File No. 290700185

WARRANTY DEED

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$503,664.00**

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2009.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/11/11
(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

BILL GARRETT, Davidson County
Trans:T20090059754 DEEDWARR
Recvd: 09/01/09 10:02 4 pgs
Fees:23.00 Taxes:1863.56

20090901-0081886

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Kendrick		03900003600
(NAME)	(NAME)	
220 N. Zapata Hwy.	SAME AS NEW OWNER	
(ADDRESS)	(ADDRESS)	
Laredo, TX 78043		
(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, **Gene G. Carney, Barbara Carney Bracy and Marie Carney Short and husband, Calvin Short**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Robert Kendrick, a married man**, hereinafter called the grantee(s), His 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 SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) Water Easement of record in Book 2901, Page 31, said Register's Office; (3) Subject property is currently assessed under Greenbelt or agricultural use and will be subject to a roll back tax assessment pursuant to the Agricultural, Forest and Open Space Land Act of 1976 TCA Sec. 67-5-1001 et. seq. upon break up of the existing parcel into parcels of less than 15 acres or conversion of use; (4) Subject to family cemetery being located on property.

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 4398 Stenberg Road, Whites Creek, TN 37189 (Approx. 104.30 acres)
(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), His 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), His 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 28th day of August, 2009.

Marie Carney Short
Marie Carney Short

John Calvin Short
Calvin Short

Gene G. Carney
Gene G. Carney

Barbara Carney Bracy
Barbara Carney Bracy

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gene G. Carney, Barbara Carney Bracy and Marie Carney Short and husband, Calvin Short 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 28th day of August, 2009.

Commission expires:

1/11/11

Notary Public

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: 290700185

RETURN TO:

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

EXHIBIT A

Being a tract of land in the 1st Council District of Davidson County Tennessee and a portion of that property conveyed to Rex Bracy, Etux in DB 11348, PG 62 RODCT mare accurately described according to a survey signed and dated 05/20/1999 by Richard C. Kissinger, R.L.S. # 1038 as follows:

Beginning at an iron pin in the northerly margin of Stenberg Road, said pin being the most southerly southwest corner of the herein described tract and a common corner to Herbert F. Stenberg, Etux (DB 1638, PG 153 RODCT); Thence now leaving said margin with the easterly line of said Stenberg N 30°08'40" W, 321.59', crossing Carney Creek, to a point in the center of a small creek or drain; Thence with the center of said drain for the next 13 (thirteen) calls as follows:
N 13°16'21" W, 144.06'
N 26°53'25" W, 79.85'
N 17°35'48" W, 116.44'
N 24°02'06" W, 193.27'
N 22°50'38" W, 97.27'
N 46°13'59" W, 50.04'
N 42°40'25" W, 59.93'
N 35°40'42" W, 114.13'
N 64°20'48" W, 280.84'
N 77°44'37" W, 127.52'
N 69°42'30" W, 131.29'
N 80°49'56" W, 190.43'
N 74°48'16" W, 191.11'
to a point, said point being the most westerly southwesterly corner of the herein described tract and being a common corner to Ewin A. Albert (DB 7259, Pg 857 RODCT; Thence now leaving said drain, passing an iron witness pin on the northerly creek bank, N 03°17'08" W, 1147.61' to an iron pipe; Thence N 66°49'11" W, 294.87' to an iron pin; Thence N 06°01'33" E, 416.07' to an iron pipe; Thence N 06°10'02" E, 627.80' to an iron pin in the southerly line of Louella Brown (DB 6069 Pg 554 RODCT); Thence N 87°30'00" E, 205.96' to corner post; Thence S 83°07'20" E, 131.07' to a corner post; Thence S 69°30'15" E, 772.85' to an iron pin, common corner to said Brown, John G. Hamilton (DB 9517, Pg 284 RODCT) and A.M. Carney (DB 4578, PG 761 RODCT); Thence, with said Carney for the next 6 (six) calls, S 06°10'40" W, 165.00' to an iron pin; Thence S 25°49'20" E, 1056.00' to an iron pin; Thence S 43°19'20" E, 363.00' to an iron pin; Thence S 48°19'20" E, 222.52' to an iron pin; Thence N 72°10'40" E, 940.02' to an iron pin; Thence N 80°25'40" E, 549.45' to an iron pin, said pin being a common corner to Glen Harvey Doyle Jr (DB 8437, Pg 635 RODCT); Thence now leaving said Carney's southerly line with the westerly line of said Doyle, S 04°24'28" E, 601.29' to an iron pin; Thence S 60°07'20" W, 268.39' to an iron pin; Thence S 29°40'23" E, 468.24' to an iron pin in the northwesterly margin of said Stenberg Road; Thence with the same for the next 16 (sixteen) calls as follows:
S 51°19'50" W, 48.99'
S 40°27'40" W, 169.08'
S 34°03'56" W, 189.12'
S 41°36'28" W, 73.93'
S 46°10'01" W, 88.21'
S 52°08'13" W, 232.54'
S 52°10'03" W, 169.96'
S 51°49'54" W, 132.44'
S 58°30'17" W, 79.32'
S 69°00'00" W, 65.31'
S 77°10'58" W, 176.48'
S 70°12'37" W, 268.31'
S 74°31'07" W, 156.55'
S 79°57'47" W, 170.50'
S 79°04'11" W, 59.94'
S 80°40'33" W, 57.14'
to the point of beginning containing 143.79 acres more or less.

Included in the above described property but hereby expressly excluded from this conveyance is a 39.549 acre tract of land described according to a survey dated 8/06/09 by Tommy E. Walker, R.L.S. # 1465 as follows:

Beginning at an iron pin in the northerly margin of Stenberg Road, said pin being the most southerly southwest corner of the herein described tract and a common corner to Herbert F. Stenberg, Etux (DB 1638, PG 153 RODCT); Thence now leaving said margin with the easterly line of said Stenberg N 30°08'40" W, 321.59', crossing Carney Creek, to a point in the center of a small creek or drain; Thence with the center of said drain for the next 13 (thirteen) calls as follows:
1) N 13°16'21" W, 144.06'
2) N 26°53'25" W, 79.85'
3) N 17°35'48" W, 116.44'
4) N 24°02'06" W, 193.27'
5) N 22°50'38" W, 97.27'
6) N 46°13'59" W, 50.04'
7) N 42°40'25" W, 59.93'
8) N 35°40'42" W, 114.13'
9) N 64°20'48" W, 280.84'
10) N 77°44'37" W, 127.52'
11) N 69°42'30" W, 131.29'
12) N 80°49'56" W, 190.43'
13) N 74°48'16" W, 191.11'
to a point, said point being the most westerly southwesterly corner of the herein described tract and being a common corner to Ewin A. Albert (DB 7259, Pg 857 RODCT; Thence now leaving said drain, passing an iron witness pin on the northerly creek bank,
N 03°17'08" W, 1147.61' to an iron pipe; Thence now with a new line S 89°34'18" E, 571.76' to an iron pin; Thence S 71°36'59" E, 222.71' to an iron pin; Thence S 13°53'39" E, 1188.60' to a 14' Hickory in a low gap on the southwesterly side

of a logging road; Thence S 52°26'02" E, 550.30' to an iron pin on the southwesterly side of a said logging road; Thence S 07°13'38" E, 249.86' to an iron pin on the southwesterly side of a said logging road; Thence S 40°57'36" E, 103.55' to an iron pin on the southwesterly side of a said logging road; Thence S 71°35'50" E, 179.79' to an iron pin on the southerly side of a said logging road; Thence S 89°19'15" E, 175.33' to an iron pin on the southwesterly side of a said logging road; Thence N 75°05'58" E, 109.72' to an iron pin on the southwesterly side of a said logging road; Thence S 14°19'03" E, 367.92' to an iron pin on the north side of a power pole and in said margin of Stenberg Road; Thence with the same for the next 5 (five) calls as follows:
S 70°12'37" W, 263.97
2) S 74°31'07" W, 156.55'
3) S 79°57'47" W, 170.50'
4) S 79°04'11" W, 59.94'
5) S 80°40'33" W, 57.14'
to the point of beginning containing 39.459 acres more or less.

The above described tract is subject to a 30' wide ingress and egress easement, retained by the grantors, as shown on said Walker survey plat dated 8/06/09.

Being part of the same property conveyed to George B. Carney, a ¼ interest, Marguerite Carney, a ¼ interest; George B. Carney and wife, Marguerite Carney, a 2/4 interest, by deed from Lillian Carney, et al, of record in Book 505, Page 681, dated May 27,1918 and filed for record on August 30, 1918, Register's Office for Davidson County, Tennessee. The said George B. Carney died intestate, leaving as his heirs James Bruce Carney, James B. Carney, Richard G. Carney, Kerry B. Carney and Patricia J. Carney. The said Marguerite Carney died testate. Said will of record in Will Book 95, Page 374, Davidson County Probate Court. Said will devises real property to her four sons and one daughter. James B. Carney died testate. Said will of record in Will Book 105, Page 147, Davidson County Probate Court. Said will devises real property to his brothers and sister. Richard G. Carney died testate. Said will of record under Docket 95P 1204, Davidson County Probate Court. Said will devises real property to his children.

Being part of the same property conveyed to Marie Carney Short and husband, Calvin Short, by deed from Marie Carney Short of record in Book 11348, Page 47, dated January 22, 1999 and filed for record on February 19, 1999, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Gene C. Carney and wife, Betty Carney, by deed from Gene G. Carey of record in Book 11348, Page 52 on January 26, 1999 and filed for record on February 19, 1999, Register's Office for Davidson County, Tennessee. The said Betty Carney died on February 12, 2002.

Being part of the same property conveyed to Barbara Carney Bracy and husband, Rex A. Bracy, Sr. by deed from Barbara Carney Bracy of record in Book 11348, Page 57 on January 25, 1999 and filed for record on February 19, 1999, Register's Office for Davidson County, Tennessee. The said Rex A. Bracy, Sr. died on January 19, 2003.

Being part of the same property conveyed to Gene Carney and Betty Carney; Rex A. Bracy, Sr. and Barbara Carney Bracy; and Calvin Short and Marie Carney Short by deed from Patricia Carney Dean Olson, Kerry B. Carney, Carol Carney Ross, and Robert Bruce Carney, Jr. of record in Book 11348, Page 62, dated January 25, 1999 and filed for record on February 19, 1999, Register s Office for Davidson County, Tennessee. The said Betty Carney died on February 12, 2002. The said Rex A. Bracy, Sr., died on January 19, 2003.