PICK-UP

BILL GARRETT, Davidson County
Trans:T20090077470 DEEDWARR
Recvd: 11/13/09 12:53 2 pgs
Fees:13.00 Taxes:55.50

20091113-0104821

WARRANTY DEED

ALW-09-3450&3452

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert D. Chafin, Jr.	Herbert D. Chafin, Jr.	
2782 New Port Royal Road	(NAME) 2782 New Port Royal Road	
(ADDRESS) Thomspons Station, TN 37179	(ADDRESS) Thomspons Station, TN 37179	49-287.00; 49-362
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN GANT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HERBERT D. CHAFIN, JR., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract 1:
Being land in Davidson County, Tennessee, being part of a tract recorded in Book 2801, page 133, Register's Office for Davidson County, Tennessee, and in a survey made by Ernest Davis, dated July 15, 1997, recorded in Book 09061, page 95, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point 1200 feet north of Green Lane in the westerly margin of Knight Road; thence south 85 deg. 40' west 1078 feet, more or less, to a rock wall; thence along said rock wall, north 17 deg. 45' west 161.9 feet to a point in said rock wall; thence north 85 deg. 40' east 752 feet; thence south 4 deg. 20' west 107.3 feet; thence south 85 deg. 49' west 368 feet to a point in the westerly margin of Knight Road; thence along said Knight Road 2 deg. 30' south 50.7 feet to the point of beginning.

Less and except that portion of property conveyed from John Gant to Sandra Gail Gant by Warranty Deed recorded in Instrument Number 20010712-0074340, Register's Office for Davidson County, Tennessee, described as follows, to, wti:
A tract of land in the seventh councilmanic district of Metropolitan Nashville, Davidson County, Tennessee. Being more particularly described according to a map by: H & H Lan Surveying, Inc. - Job No.: 2001-347 - Dated: May 22, 2001 as follows:
Beginning at a wood stake (new) on the westerly right-of-way line of Knight Road (50' R.O.W) that is 1200 feet more or less north of Green Lane. Said stake also being the northeast property corner of a tract of land as deeded to Charles W. Hawkins, III as of record in deed book 9812, page 726 R.O.D.C., Tennessee; thence,
1. Leaving said right-of-way line with the northerly property line of the Hawkins Tracts S 85°40'00"W 907.44 feet to wood stake (new); thence,
2. Leaving said northerly property line with a new line through the property of which this tract is a part, N 04°24'17"W 156.58 feet to a wood stake set in the southerly property line of a tract of land as deeded to Rita C. Allen as of record in deed book 11431, page 655 R.O.D.C., Tennessee; thence,
3. With the southerly property line of the Allen tract, in part, N 85°35'43"E 317.81 feet to a wood stake (new); thence,
4. Leaving said southerly property line, with a new line through the property of which this tract is a part, S 04°24'17"E 131.97 feet to a wood stake (new); thence,
5. N 85°40'00"E 592.55 feet to a wood stake (new) on the eesterly right-of-way line of Knight Road; thence,
6. With said right-of-way line S 02°15'26"W 25.17 feet to the point of beginning and containing 64,602 square feet or 1.4830 acres more or less as calculated by the above bearings and distances.

Tract 2:
Also conveyed a 25 foot wide ingress/egress easement along the entire Southerly property

line set out in Warranty Deed recorded at Instrument No. 20010712-0074340.

Being part of the same property conveyed from Ronald K. Nevin, Trustee by Quitclaim Deed to John Gant, recorded on the 30th day of July, 1997 in Book 10548, Page 74 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)

This is improved ( ) property, known as 3450B and 3452 Knight Drive, Whites Creek, Tennessee 37189

(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 hand(s) this ~~12th~~ 13th day of November, 2009.

John Gant

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the ~~12th~~ 13th day of November, 2009.

Notary Public
My Commission Expires: 01/07/2013

(SEAL)

AMANDA VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530