BILL GARRETT, Davidson County
Trans:T20100040060 DEEDWARR
Recvd: 06/30/10 15:42 2 pgs
Fees:13.00 Taxes:314.50
20100630-0051305

State of Tennessee)
County of Robertson)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Michael Siriyutwatana
Affiant

Subscribed and sworn to before me, this 25th day of June, 2010.

Notary Public:
My Commission Expires:

GARY L. DILLIHA NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires June 30, 2013

WARRANTY DEED

Name and Address of New Owner:
Michael A. Siriyutwatana and Saravoot Siriyutwatana
5275 Simpkins Road
Whites Creek, TN 37189

Send Tax Bills To:
Nita Siriyutwatana
4975 Tyne Ridge Court
Nashville TN 37220

Map/Parcel Number:
03900022700

FOR AND IN 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, I/we, **W. D. Settle, Jr.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael A. Siriyutwatana, unmarried and Saravoot Siriyutwatana, married, as joint tenants with rights of survivorship** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in the 14th Civil District of Davidson County, Tennessee, being shown as Tract No. II on a survey dated July 14, 1975, made by Charles R. Simmons, Surveyor, and according to said survey is described as follows:

BEGINNING at an iron spike in the center of Simpkins Road, the original northeast corner of this tract in said road; thence leaving said road; thence leaving said road north 29O 31' west 388.0 feet to an iron pin; thence north 84O 47' west with a fence line 840.23 feet to an iron pipe near a 3-foot oak tree; thence north 49O 30' west 1,368.5 feet (generally with said fence line) to an iron pipe; thence north 62O 17' west (generally with said fence line) 546.20 feet to a corner post and iron pin; thence south 16O 03' west 200.0 feet to an iron pin (generally with said fence line); thence leaving said fence line along a newly surveyed line, south 54O10' east 2,120.0 feet to an iron pin and south 83O 08' east 841.0 feet crossing a branch and passing an iron pin between said branch and Simpkins Road, to a nail in said road in the original line; thence with said road, north 20O 15' east 215.90 feet to the beginning, containing 22.06 acres, more or less.

BEING the same property conveyed to W. D. Settle, Jr. by Warranty Deed from James W. Larkin, Jr. and wife, Judy Lee Larkin dated August 15, 1975, recorded September 10, 1975, in Book 4949, Page 483, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2010 and subsequent years.

The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as: 5275 Simpkins Road, Whites Creek, TN 37189

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 25th day of June, 2010.

W. D. Settle, Jr.

W. D. Settle, Jr.

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 **W. D. Settle, Jr.** , the bargainor(s), 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 25th day of June, 2010.

Commission Expires: 11/20/12

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075