STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF May, 2010.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/31/14
File No. G10-0506D

BILL GARRETT, Davidson County
Trans:T20100047530 DEEDWARR
Recvd: 08/03/10 09:59 3 pgs
Fees:18.00 Taxes:425.50
20100803-0060837

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Grady A Hester, Jr. and Sandi R. Hester, husband and wife (NAME)	Same (NAME)	48-9 20.19 acres
0 Burton Hollow Road (STREET ADDRESS)	(STREET ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Edward Haggard,** Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grady A Hester, Jr. and Sandi R. Hester, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR 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"

BEING Part of the same property conveyed to Edward Haggard from William L. Taylor, by Quit Claim Deed dated July 6, 2007, as Instrument No. 200707060081111, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is an improved property, known as 0 Burton Hollow 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, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 14th day of May, 2010.

× _____
Edward Haggard

May 14, 2010
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Edward Haggard, 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 14th day of May, 2010.

My Commission Expires: 3/31/14

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of May, 2010.

My Commission Expires:_____

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Edward Haggard
Burton Hollow Road

Beginning at an iron rod set, being in the northern right-of-way Burton Hollow Road, and being the southwest corner of a tract owned by Edward Haggard as of record in deed book 5716 page 876 R.O.D.C., Tn. and being the southeast corner of this tract, THENCE: with the northern right-of-way Burton Hollow Road for the next ten calls, S 67-48-57 W, 90.62' to a point, THENCE: S 68-27-43 W, 100.74' to a point, THENCE: S 75-30-55 W, 82.78' to a point, THENCE: N 83-20-03 W, 98.10' to a point, THENCE: N 88-23-16 W, 78.62' to a point, THENCE: S 80-05-03 W, 50.45' to a point, THENCE: 77-14-54 W, 86.39' to a point, THENCE: S 71-43-02 W, 77.20' to a point, THENCE: S 65-22-01 W, 125.13' to a point, THENCE: S 71-06-38 W, 81.77' to an iron pin found, THENCE: with the easterly line of a tract owned by Subhadra Gunawardana as of record in instrument book 20090617-0056395, N 03-03-42 E, 789.92' to a planted stone, also being the southeast corner of a tract owned by Ronald B. Buchanan as of record in deed book 6945 page 42 R.O.D.C., Tn., THENCE: with the easterly line of Buchanan, N 04-45-08 E, 650.49' to a corner post, THENCE: N 59-37-48 E, 193.25' to an iron rod found by an 48" Hackberry, being the northwest corner of a tract owned by Barbara L. Graves as of record in deed book 5654 page 37 R.O.D.C., Tn., THENCE: with the westerly line of Graves, S 39-28-00 E, 970.84' to an iron rod found, THENCE: S 50-32-00 W, 264.76' to an iron rod, THENCE: S 21-00-00 E, 437.10' to the point of beginning containing 19.97 acres more or less as per a survey by CK Surveyors dated May 10,2010.

This parcel is granted a 10' private sewer easement across the northern right-of-way Burton Hollow Road through Map #48 Parcel #222.00 by Edward Haggard as of record in deed book 5716 page 876.

This parcel is granted a 20' easement along the eastern boundary of pond by Edward Haggard as of record in deed book 5716 page 876.

This parcel grants a 20' public sewer easement along the northern right-of-way Burton Hollow Road.