WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Richard A Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: February 8, 2012.
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100048891 DEEDWARR
Recvd: 08/09/10 09:18 3 pgs
Fees:18.00 Taxes:1008.25
20100809-0062461

Carla R. Dillard
State of Tennessee
Notary Public
Rutherford Co.

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Nelson	PrimeLending, A PlainsCapital Company	174-185
(NAME)	(NAME)	
13405 Old Hickory Blvd	18111 Preston Road,	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Margaret K. Gilmore, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Nelson, a married man, 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

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 5700 Cane Ridge Road, Antioch, TN 37013
(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 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. 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 hand this 20th day of July, 2010.

Margaret K. Gilmore
Margaret K. Gilmore

STATE OF TN

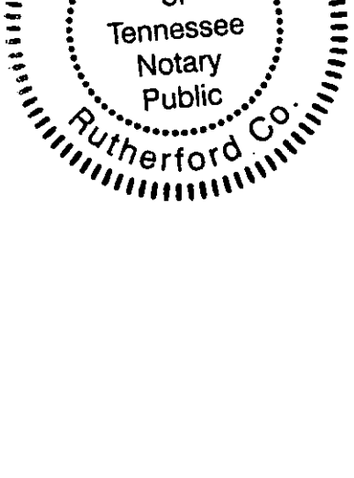
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret K. Gilmore, unmarried with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 20th day of July, 2010.

Commission expires: February 8, 2012

Carla R. Dillard Notary Public



File No.: 2706686

EXHIBIT A

Land lying in the 5th Civil District, formerly the 6th Civil District of Davidson County, Tennessee, and being the northwest portion of the James Richard Kieffer et al, property as evidenced in Deed Book 7023, Page 171, and being described more particularly according to a survey by Robert J. Morris, R.L.S. #746, as follows:

Beginning at an iron pin set in the easterly right of way of Cane Ridge Road in the southwest corner of the Ray I. Mitchell property, a common corner with Kieffer; thence running with the south line of Mitchell, S. 83 deg. 44 min. 24 sec. E. 1405.00 feet to an iron pin set; thence S. 24 deg. 39 min. 02 sec. W, 194.63 feet to an iron pin set near an old rock wall; thence parallel with the rock wall N. 84 deg. 31 min. 43 sec. W, 126.93 feet to an iron pin set near the corner of said rock wall; thence S. 82 deg. 52 min. 41 sec. W, 73.24 feet to an iron pin set; thence N.83 deg. 51 min. 40 sec. W, 463.06 feet to an iron pin set in the right of way of Cane Ridge Road; thence with said right of way and with a curve to the left having a radius of 337.96 feet, an arc length of 194.63 feet and a chord bearing of N. 62 deg. 45 min. 34 sec. W, to an iron pin set; thence with said right of way N. 79 deg. 15 min. 33 sec. W, 282.91 feet to an iron pin set; thence with said right of way and a curve to the right, having a radius of 322.00 feet, an arc length of 255.16 feet and a chord bearing of N. 56 deg. 33 min. 29 sec. W, to the point of beginning and containing 5.00 acres more or less, the bearings in this description are referred to true north, not to be confused with magnetic bearings.

Being the same property conveyed to Margaret K. Gilmore, unmarried by deed from James D. Kieffer and wife, Kathryn D. Kieffer, dated 8-29-97 of record in Book 10590, Page 770, Register's Office for said County.

TRACT ONE

Beginning at the common front corner of the lands of Michael and Dianna Laughlin; of record in Instrument Number 20040602-0064608 in the Register's Office of Davidson County, Tennessee, and the lands of Margaret K. Gilmore, of record in Deed Book 10590, Page 770, said Register's Office, the same point being on the northeasterly right-of-way of Cane Ridge Road; thence crossing Old Cane Ridge Road,(to be abandoned), and severing the excess right-of-way as dedicated on the plan of Cane Ridge Farms Subdivision, Phase One, of record in Instrument Number 20000825-0083988, said Register's Office, South 58 degrees, 32 minutes, 51 seconds West 138.57 feet to a point on the northeasterly right-of-way of relocated Cane Ridge Road as shown on the aforesaid plat of Cane Ridge Farms; thence along the northeasterly right-of-way of Cane Ridge Road as relocated, following a curve to the left having a radius of 575 feet, a distance of 38.77 feet to the point of tangency; thence continuing along said right-of-way North 59 degrees, 13 minutes, 38 seconds West 422.77 feet to the point where it intersects with the original northeast right-of-way of Old Cane Ridge Road; thence along the northeasterly right-of-way of the original Cane Ridge Road following a curve to the left having a radius of 322 feet, a distance of 69.23 feet to the point of tangency; thence continuing with said right-of-way South 78 degrees, 52 minutes, 55 seconds East 282.23 feet to the beginning of a curve to the right having a radius of 337.92 feet; thence along said curve, a distance of 196 feet to the point of beginning, containing 0.867 acres, more or less.

Being the same property conveyed to Margaret K. Gilmore, unmarried by deed from Cane Ridge Farms, LLC, dated 6-7-06 of record in Instrument #20060608-0068301, Register's Office for said County.