WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,600.00

Deanne D Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2011.

Lucinda Carter
Notary Public

MY COMMISSION EXPIRES: 11/30/14
(AFFIX SEAL)

LUCINDA CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
DeKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Moffitt	Laura Moffitt	03000019600
(NAME)	(NAME)	
1615 Barrywood Circle W.	1615 Barrywood Circle W.	
(ADDRESS)	(ADDRESS)	
Clarksville, Tennessee 37042	Clarksville, Tennessee 37042	
(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, Ronald C. Smith and wife, Jeanie Johnson and Thomas L. Anderson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laura Moffitt and husband, William Moffitt, 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

unimproved ☒

This is improved ☐ property, known as 0 Bear Hollow Road, Joelton, TN 37080
(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.

BILL GARRETT, Davidson County
Trans:T20110017812 DEEDWARR
Recvd: 03/28/11 10:15 3 pgs
Fees:18.00 Taxes:98.42
20110328-0023539

Witness our hands this 24th day of March, 2011.

Thomas L. Anderson

Ronald C. Smith

Jeanie Johnson

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 Ronald C. Smith and Jeanie Johnson and Thomas L. Anderson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of March, 2011.

Commission expires:

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

Exhibit A

TRACT 2: BEGINNING at a point in the centerline of Bear Hollow road, the same being the southeast corner of a 10 acre tract heretofore conveyed to James I. Caldwell III; thence with the centerline of said Road, South 83 deg. 27 min. 04 sec. East 255.91 feet, to an iron pin and around a curve having a radius of 786.20 feet, 69.29 feet to a point, the beginning point of the property herein conveyed; thence leaving the centerline of said road, North 3 deg. 50 min. 04 sec. East 400 feet to an iron pin; thence North 78 deg. 01 min. 12 sec. East 511.53 feet to an iron pin; thence North 3 deg. 50 min. 04 sec. East 39.74 feet to an iron pin; thence North 81 deg. 58 min. 49 sec. East 558.28 feet to an iron pin; thence South 7 deg. 5 min. 45 sec. East 338.21 feet to a point in the center of said Road; thence with the centerline of said Road, South 73 deg. 49 min. 21 sec. West 921.20 feet to a point and around a curve having a radius of 786.20 feet, 242.56 feet to the beginning, containing 9.91 acres, more or less, according to survey of Randolph Chepdelaine, Number 1444, dated March 6, 1985.

INCLUDED in the above description but expressly EXCLUDED herein is the following lot heretofore conveyed to Bud Stedman and wife, Georgia Stedman by deed of record in Book 7236, page 890, Register's Office for Davidson County, Tennessee, and subsequently to John W. Covington and wife, Darlene G. Covington, by deed of record in Book 7236, page 893, said Register's office, and to Mark David Branstetter, and wife, Jacqueline Branstetter, by deed of record in Book 8688, page 676, said Register's Office. The excluded land is in Davidson County, Tennessee and is described as follows, to-wit:

> **BEING Lot No. 1 on the Plat of Subdivision of a portion of the Bud Stedman, et al, Property recorded in Plat Book 6200, page 470, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

Grantor further conveys to Grantees, their heirs or assigns, an ingress, egress and utilities easement across adjoining property owned by the grantor, as shown on a survey drawing attached as Exhibit "A" to previous deed of record in Instrument No. 20030912-0133882, Register's Office, Davidson County, Tennessee, and being more specifically and particularly described as follows:

Beginning at a point on the southern margin of Bear Hollow Hill Road 50 feet easement and the easterly margin of the property of Anderson-Tomlinson Properties, a Tennessee General Partnership, said point being South 03° 50' 04" West 508.04 feet from an iron pin at the northeastern corner of Tract #1 of the property conveyed to Eaglemark Enterprises, LLP of record in Instrument No. 20000522-0051221, Register's Office for Davidson County, Tennessee, and thereafter conveyed by Deed of Correction to Anderson-Tomlinson Properties, a Tennessee General Partnership, of record in Instrument No. 20011019-0114126, said Register's Office (Map 22, Parcel 195, TAODCT); thence along the easterly margin of Tract #1 South 03° 50' 04" West, 441.26 feet to an iron pin at the northwest corner of Tract #2 of the property conveyed to Eaglemark Enterprises, LLP, by deed of record in Instrument No. 20000522-0051221, Register's Office for Davidson County, Tennessee, and thereafter conveyed by Deed of Correction to Anderson-Tomlinson Properties, a Tennessee General Partnership, of record in Instrument No. 20011019-0114126, said Register's Office (Map 30, Parcel 196, TAODCT); thence continuing along said easterly margin South 03° 50' 04" West 100.00 feet to an iron pin; thence North 86° 09' 56" West, 50.00 feet to an iron pin; thence North 03° 50' 04" East 581.22 feet to a point at the southern margin of Bear Hollow Hill Road 50 feet easement; thence South 47° 32' 39" East 64.00 feet to the beginning.

Being the same property conveyed to Ronald C. Smith and Jeanie Johnson of record in Instrument No. 201001060001105, Register's Office for Davidson County, Tennessee.

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

Thomas L. Anderson joins in this conveyance for the purpose of waiving any interest he may have in property.