Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON COMMISSION EXPIRES JUNE 16, 2013 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $124,600.00 William E. Kantz, Jr. Affiant Subscribed and sworn to before me, this 28th day of April, 2011. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110026023 DEEDWARR
Recvd: 05/03/11 10:47 2 pgs
Fees:13.00 Taxes:461.02
20110503-0033761

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Phillip E. Chamblee	**New Owner**	**Map 067, Parcel 25.00**
5127 Old Hickory		
Nashville, TN 37218		

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 HEREBY ACKNOWLEDGE, WE,

William E. Kantz, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip E. Chamblee

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:

TRACT NO. 1 A Tract of land in Davidson County, Tennessee, described according to survey made by Blanchard and Parrish, Surveyors, November 5, 1937, as follows: BEGINNING on the Northerly margin of Tennessee Highway No. 12 at a post in the Westerly line of the Fox property; thence with said Fox property, Westerly line, North 1 deg. 30' East 142.6 feet to a stake; thence North 12 deg. 30' West 413 feet to a stake; thence leaving said line, South 1 deg. 30' West 343 feet to a stake; thence South 85 deg. 15' West 95 feet to a stake; thence South 1 deg. 30' West 210 feet to a stake in the Northerly margin of said highway; thence with said highway, North 85 deg. 15' East 200 feet to the beginning.

TRACT NO. 2: A Tract of land in Davidson County, Tennessee described according to survey made by G. W. Watkins, Surveyor, dated January 12, 1956. BEGINNING at a point in the Northerly margin of the right of way of State Highway No. 12, the same being the common corner between the tract or parcel of land owned by W. Louis Simpkins described in Book 1290, page 324, Register's Office for Davidson County, Tennessee and the tract of land owned by Cora Belle Taylor, described in deed of record in Book 115, page 140, said Register's Office; thence North 1 deg. 30' East 210 feet to the beginning point of the tract herein conveyed, and being the Southwest corner of said tract; thence North 85 deg. 15' East 95 feet to a point; thence North 1 deg. 30' East 89 feet to an iron pin; thence South 85 deg. 15' West 95 feet to an iron pin; thence South 1 deg. 30' East 89 feet to the point of beginning.

INCLUDED IN THE ABOVE, BUT SPECIFICALLY EXCLUDED IS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING at a point in the existing Northerly margin of State Route 12, 16 feet, more or less, from centerline station 371+26.26; thence, with said existing Northerly margin, South 89 deg. 27' 14" West, 140.58 feet to a point in the existing Northerly margin 17.97 feet from centerline station 372+70.40; thence with said existing Northerly margin and a curve concave to the South having a radius of 1945.00 feet for a distance of 58.94 feet Westerly to a point in the Westerly line of subject tract 20 feet, more or less, from centerline station 373+32.24; thence, with said

Westerly line, North 06 deg. 28' 13" East, 33.31 feet to a point in the proposed Northerly margin 52 feet from centerline station 373+23.55; thence, with said proposed Northerly margin, North 88 deg. 23' 57" East, 199.41 feet to a point in the Easterly line of subject tract 52 feet from centerline station 371+26.26; thence, with said Easterly line, South 05 deg. 42' 14" West, 36.03 feet to the beginning.

Being the same property conveyed to William E. Kantz, Jr., by Warranty Deed, from Mary S. Stanley, married, of record in Book 11284, page 972, dated January 5, 1999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Deed and Slope Easement to State of Tennessee of record in Book 9520, page 475, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property known as 5124 Ashland City Highway, Nashville, TN 37203.

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 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/our hand(s) this 28th day of April, 2011.

William E. Kantz, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, William E. Kantz, Jr. , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2011.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

File #: **110250JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027