BILL GARRETT, Davidson County
Trans:T20110055030 DEEDWARR
Recvd: 09/06/11 13:53 3 pgs
Fees:18.00 Taxes:814.00
20110906-0068869

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2011.

Notary Public

My commission expires:
11·5·2012

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shallen A. Gardner **Matthew W. Gardner**	**Regions Bank d/b/a Regions Mortgage**	**01800015800**
5547 Brick Church Pike	**2050 Parkway Office Circle**	
Goodlettsville, TN 37072	**Birmingham, AL 35244**	
		FILE #: ST10073

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,

Stacey L Marchand, unmarried

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

Shallen A. Gardner and Matthew W. Gardner, wife and husband

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:

Land in Davidson County, Tennessee, described as follows, to wit:

Beginning at an iron pin set, being the Southeast corner of a tract owned by Judith O. Dickens, Map #18, Parcel #91, as of record by Instrument No. 20030513-0064474 in the Register's Office for Davidson County, Tennessee, and being the Northeast corner of this tract. Thence, with a new line, S 09 deg. 18 min. 04 sec. W, 470.08 feet to a new iron pin; thence, S 42 deg. 33 min. 43 sec. W, 22.63 feet to a new point at the Northerly edge of a 20 foot ingress and egress easement; thence, S 42 deg. 33 min. 43 sec. W, 70.88 feet to a new point; thence, S 42 deg. 33 min. 43 sec. W, 307.45 feet to a new iron pin; thence, N 51 deg. 51 min. 07 sec. W, 651.03 feet to a new iron pin set in the Easterly line of James Hymer, Map #18, Parcel #132 as of record in Deed Book 5325, Page 161, Register's Office for Davidson County, Tennessee, thence, with the Easterly line of Hymer N 44 deg. 55 min. 37 sec. E, 672.90 feet to a new pin at the Southwest corner of Judith O. Dickens; thence, with the Southerly line of Dickens, S 72 deg. 44 min. 05 sec. E, 402.07 feet to the point of beginning, containing 10.001 acres, more or less, as survey by Delle Land Surveying, 408 Nesbitt Lane, Madison, TN 37115, dated April 19, 2007, and being also known as Tract #1.

Together with a 20 foot ingress/egress easement described as follows:

Beginning at an iron rod in the West right of way of Brick Church Pike, also being the Northeast corner of the Dickens Property as described in instrument;

Thence, South 15 degrees 28 minutes 32 seconds West, a distance of 306.34 feet to a point;

Thence, South 38 degrees 42 minutes 51 seconds West, a distance of 28.09 feet to a point;

Thence, South 42 degrees 42 minutes 30 seconds West, a distance of 76.47 feet to a point;

Thence, South 09 degrees 35 minutes 41 seconds West, a distance of 240.61 feet to a point, also being the Southwest corner of Tract #2;

Thence, South 09 degrees 35 minutes 41 seconds West, a distance of 122.97 feet to a point;

Thence, South 15 degrees 48 minutes 18 seconds West, a distance of 76.51 feet to a point;

Thence, South 30 degrees 05 minutes 15 seconds West, a distance of 98.42 feet to a point;

Thence, South 39 degrees 54 minutes 02 seconds West, a distance of 71.45 feet to a point;

Thence, South 45 degrees 44 minutes 55 seconds West, a distance of 88.75 feet to a point;

Thence, South 50 degrees 59 minutes 21 seconds West, a distance of 131.50 feet to a point;

Thence, South 62 degrees 08 minutes 45 seconds West, a distance of 126.89 feet to a point;

Thence, South 18 degrees 15 minutes 35 seconds West, a distance of 288.61 feet to a point;

Thence, North 53 degrees 49 minutes 48 seconds West, a distance of 62.20 feet to a point;

Thence, North 18 degrees 15 minutes 35 seconds East, a distance of 236.81 feet to a point;

Thence, North 62 degrees 08 minutes 45 seconds East, a distance of 132.58 feet to a point;

Thence, North 62 degrees 08 minutes 45 seconds East, a distance of 56.94 feet to a

Thence, North 50 degrees 59 minutes 21 seconds East, a distance of 128.63 feet to a point;

Thence, North 45 degrees 44 minutes 55 seconds East, a distance of 86.81 feet to a

Thence, North 39 degrees 54 minutes 02 seconds East, a distance of 48.11 feet to a point, also being the Northwest corner of Tract #4;

Thence, North 39 degrees 54 minutes 02 seconds East, a distance of 20.60 feet to a

Thence, North 30 degrees 05 minutes 15 seconds East, a distance of 94.20 feet to a

Thence, North 15 degrees 48 minutes 18 seconds East, a distance of 72.92 feet to a

Thence, North 09 degrees 35 minutes 41 seconds East, a distance of 368.44 feet to a point;

Thence, North 42 degrees 42 minutes 30 seconds East, a distance of 81.72 feet to a

Thence, North 38 degrees 42 minutes 20 seconds East, a distance of 23.22 feet to a

Thence, North 15 degrees 28 minutes 32 seconds East, a distance of 302.00 feet to a point in the right of way of Brick Church Pike;

Thence, with the right of way with a curve with a delta angle of 04 degrees 13 minutes 37 seconds, with a radius of 271.18 feet, a chord bearing of South 75 degrees 10 minutes 29 seconds East, a distance of 20.00 feet to the point of beginning.

Being the same property conveyed to Stacey L. Marchand by Warranty Deed from Judith O. Dickens and husband, O'Neal J. Dickens, recorded on the 23rd day of March, 2006 in Instrument No. 20060323-0033351 as corrected at Instrument Nos. 20080402-0032968 and 20100406-0025848, in the Register's Office of Davidson County, Tennessee.

Power of Attorney of record in Instrument Number 20110906-0068685, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters shown of record in Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 5547 Brick Church Pike, Goodlettsville, TN 37072.

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 in 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 31st day of August, 2011.

Stacey L Marchand by Frank Hernandez, Attorney in Fact (AIF)

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Frank Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Attorney-In-Fact for Stacey L Marchand, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Stacey L Marchand, by the said Frank Hernandez, as Attorney in Fact.

Witness my hand, at office, this 31st day of August, 2011.

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: AUG 2 1 2012