

My Commission Expires Nov. 5, 2014

STATE OF TENNESSEE 18045
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Justin Lane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 2011

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/ 5/2014

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows:	Send Tax Bills To:
Justin Lane	New Owners
(Name)	(Name)
512 Hume Street	
(Street Address or Route Number)	(Street Address)
Nashville, TN 37208	
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20110058448 DEEDWARR
Recvd: 09/20/11 15:05 3 pgs
Fees:18.00 Taxes:296.00
20110920-0072904

Map-Parcel Number(s): 04000009600

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 ACKNOWLEDGED, I/WE, George B. Dudley, an unmarried man
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Justin Lane and wife, Megan Lane
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:

A parcel of land lying and being in the 12th Civil District of Davidson County, Tennessee, and particularly described by metes and bounds as follows:

Beginning at a point in center of Knight Drive and in David Gifford's north and south boundary line, the same being the northeast corner of the hereinafter described tract of land and running thence South 5 deg. East 123.6 poles to a point; thence South 85 deg. West 10 poles to a point; thence South 63 deg. 30 min. West 48-1/2 poles to a point; thence North 74 deg. West 36 poles to a point on the east margin of Whites' Creek; thence with the east margin of Whites' Creek, North 0 deg. 30 min. East 550 feet to a point on the east margin of Whites' Creek; thence with the east margin of Whites' Creek, North 14 deg. 30 min. East 508 feet to a point on the east margin of Whites' Creek; thence North 61 deg. West 24 feet to a point in the center of Whites' Creek and in line with east margin of Little Judith Creek; thence North 60 deg. East 15 poles to a point; thence North 67 deg. East 20 poles to a point; thence North 28 deg. East 12 poles to a point; thence North 15 deg. East 24 poles to a point; thence North 2 deg. West 10 poles to a point; thence South 88 deg. 30 min. East to the point of beginning, containing 50 acres, more or less.
(Note: calls were taken from abstract of Mr. Herman Thompson, except where line was established along east margin of Whites' Creek from Little Judith Creek to Arbuckles corner.)

INCLUDED BUT EXPRESSLY EXCLUDED HEREFROM IS THE FOLLOWING TRACT OF LAND:
Beginning at a point in the center line of Knight Drive, said point being the northeast corner of the property conveyed to Frank B. Dudley and wife, Nell Dudley, of record in Book 4562, page 966, Register's Office for Davidson County, Tennessee; thence South 01 deg. 27 min. West 1476.3 feet; South 83 deg. 27 min. West 783.4 feet; South 77 deg. 57 min. West 172.7 feet; South 75 deg. 19 min. West 164.4 feet; North 68 deg. 43 min. West 342.9 feet; North 83 deg. 44 min. West 107.1 feet; North 02 deg. 25 min. East 331.65 feet; North 86 deg. 50 min. East 1129.3 feet; North 01 deg. 27 min. East 1150 feet to a point in the center line of Knight Drive; thence along the center line of Knight Drive, South 83 deg. 41 min. East 213.15 feet; thence South 85 deg. 57 min. East 187.5 feet to the point of beginning, said tract of land containing 24.9 acres, more or less.
BEING the same property conveyed to Cecil E. Cole and wife, Elizabeth J. Cole by Deed of record in Book 4759, page 389, said Register's Office.

ALSO INCLUDED BUT EXPRESSLY EXCLUDED HEREFROM IS THE FOLLOWING DESCRIBED TRACT:
Beginning at a point on the existing south margin of Knight Road, said point being 25.00 feet right

of proposed centerline station 204+84.26; thence with said existing margin with a 929.93 foot radius curve right and easterly 355 feet, more or less; thence with the proposed east margin of Knight Road, South 09 deg. 07 min. 14 sec. West 25.00 feet to a point; thence with the proposed south magin of said road having a 904.93 foot radius curve left and westerly 338.20 feet; thence with the southeast boundary of the Lynn Johnson and wife, Judith H. Johnson property (tract 4), North 13 deg. 43 min. 49 sec. East 20.75 feet to the point of beginning, containing 0.178 acres and being part of the same property conveyed to George B. Dudley by Frank B. Dudley (deceased) and Nell H. Dudley as of record in Instrument No. 20030325-0039306, Register's Office for said County.

BEING the same property conveyed to George B. Dudley, by quitclaim deed from Nell H. Dudley, dated March 25, 2003 and filed of record in Instrument No. 20030325-0039306, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed filed in Instrument No: 20110920-0072903, said REgister's Office.
THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 3956 Knight 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 GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 16th day of September, 2011.

Seller George B. Dudley

George Blair Dudley
George B Dudley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named George B. Dudley, an unmarried man, 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 at Nashville, Tennessee, this 16th day of September, 2011.

My commission expires 11/ 5/2014.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE
OF
TENNESSEE
NOTARY
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014