STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,020.00.

Michele Rollins
Affiant

BILL GARRETT, Davidson County
Trans:T20110064310 DEEDWARR
Recvd: 10/14/11 10:49 2 pgs
Fees:13.00 Taxes:340.47
20111014-0080043

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 2011.

Notary Public
MY COMMISSION EXPIRES: 9/2/16
File No. G11-3208D

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michele Rollins, married (NAME)	SAME (NAME)	137-68
3519 Couchville Pike (STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Francis G. Fuzzell and Mary Ann Fuzzell, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michele Rollins, married**, 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 the 4th, formerly the 16th Civil District of Davidson County, Tennessee, being Lot No. 1 on the plan of S.A. Buchanan's Subdivision of the Castleman Tr., not of record, described according to a survey made by Erle Drake, County Surveyor, November 12, 1932, as follows:

Beginning in the center of Couchville Pike or Franklin College Road at a point opposite the easterly margin of an unnamed road; thence with the center of said Couchville Pike, South 89 ½ degrees East 555 feet to the corner of Lot Nos. 1 and 2; thence with line between said two lots, South 0 degrees 38 minutes Eat 996 feet to the northerly margin of said unnamed road; thence with same, North 88 degrees 48 minutes West 626 feet to the easterly margin of said unnamed road; thence with same, North 3 ½ degrees East 990 feet to the beginning, containing 13.45 acres, more or less.

Included in the above described but Expressly Excluded therefrom one acre out of the southwest corner of said lot for the Philippi Church.

Also Included in the above described but Expressly Excluded therefrom is a tract set out in Judgment on Declaration of Taking of record in Book 3958, page 327, said Register's Office for said County as follows:

A tract of land designated as Tract No. 941 in the J. Percy Priest Dam and Reservoir Project, situated in the Fourth Civil District of Davidson County, Tennessee, on Couchville Pike and Walker Road, and being more particularly described as follows:

Beginning at the point of intersection of the center lines of Couchville Pike, Bakers Grove Road and Walker Road; thence from the point of beginning, along the center of Couchville Pike, South 85 degrees 42 minutes East 585, more or less, to a nail in a survey cap set in the center of said Pike at a corner of

lands now or formerly owned by Elmer McClure; thence along said McClure's line South 03 degrees 23 minutes West 765.13 feet into a concrete monument; thence, leaving said McClure's line, and serving the lands of the subject owners as follows: North 89 degrees 36 minutes West 596.77 feet to an iron pin and south 04 degrees 09 minutes West 50.19 feet to a concrete monument set in a line of lands now or formerly owned by the Phillipi Church of Christ; thence along said Church's line North 86 degrees 42 minutes West 30 feet, more or less, to a point in the center of Walker Road; thence, along the center of said Walker Road, North 07 degrees 44 minutes East 862 feet, more or less, to the point of beginning, containing 9.95 acres more or less.

BEING the same property conveyed to Francis G. Fuzzell and Mary Ann Fuzzell, husband and wife from Glenn Hanna, by and through John McElroy, Attorney in Fact, and Jacqueline E. Gershwin Hanna, by and through Michael W. Ferrell, Attorney in Fact, by Deed dated June 4, 2004, as Instrument No. 200406100068609, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

2011
The ~~2012~~ taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1410 Walker Road, Hermitage, TN 37076.

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. Whenever 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 7th day of October, 2011.

Francis G. Fuzzell — October 07, 2011 Date

Mary Ann Fuzzell — October 07, 2011 Date

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 Francis G. Fuzzell and Mary Ann Fuzzell, husband and wife, 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, this 7th day of October, 2011.

My Commission Expires: 9-2-14

Notary Public

SUMNER COUNTY NOTARY PUBLIC STATE OF TENNESSEE D. TODD SHOLAR

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066