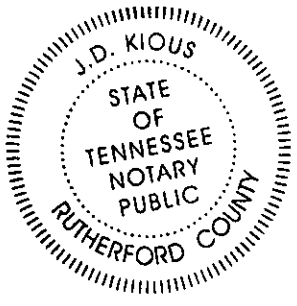
File No. 1108977

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,920.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2011

Notary Public

MY COMMISSION EXPIRES: 5/17/2014

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110066608 DEEDWARR
Recvd: 10/25/11 09:30 2 pgs
Fees:13.00 Taxes:99.60

20111025-0082829

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
503 N. Maple St., Suite A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Craddock	SAME	06300016800 & 06200024700
P.O. Box 160029 (NAME)	(NAME)	
Nashville, TN 37216-0029		
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John A. Dordal, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Michael Craddock, married,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Beginning at a concrete monument on the west margin of Neely's Bend Rd., near the intersection of Neely's Bend and Nawakwa Trail, travel thence S 12-06-34 E 625.91' to the true point of beginning, and being the northeast corner of the tract herein described. From the point of beginning, travel S 11-48-53 E 54.43' to an iron pin, thence S 81-29-04 W 1855.63' to an iron pin, thence S 81-24-33 W 717.89' (passing a witness iron at 667.89') to the 436' contour line on the east side of the Cumberland River, thence following the Cumberland River upstream N 25-16-06 W 218.72' to a point, thence leaving the river N 81-11-52 E 749.43' (passing a witness iron at 50'), thence N 81-37-01 W 1461.10' to an iron pin, thence S 11-50-46 E 154.86' to an iron pin, thence N 81-28-35 E 413.91' to the point of beginning. Being land in the 11th Civil District of Davidson County, Tennessee, and described in a survey by Elkins Surveying Company dated September 20, 2011, shown as Tract 1 (BEING TAX MAP 63 PARCELS 247 & 168) and containing 11.1 acres total (3.6 AC & 7.5 AC respectively).

Being the same property conveyed to John A. Dordal, unmarried, by Warranty Deed of record in Instrument No. 20080125-0007970, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Warranty Deed of Flowage Easement of record in Book 2203, Page 333; Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 6740, Page 925; Grant of Easement of record in Instrument 200709130110061; all of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved ☑ property, known as 11.1 acres, Neely's Bend Rd., Madison, TN 37115

(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 GRANTEE, his heirs and assigns forever; and GRANTOR covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 21st day of October, 2011.

John A. Dordal

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A. Dordal, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of October, 2011.

Commission expires: 3-18-2015

Notary Public

File Number: 1108977

RETURN TO:

Lawyers Land & Title Services, LLC
503 North Maple Street, Suite A
Murfreesboro, TN 37130

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY