File No. 11090024

WARRANTY DEED

J. D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,775.00

Carl Casler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/17/2014

BILL GARRETT, Davidson County
Trans:T20110066608 DEEDWARR
Recvd: 10/25/11 09:30 2 pgs
Fees:13.00 Taxes:202.67
20111025-0082830

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
Carl Casler (NAME)	SAME (NAME)	06300016700
1443 Neely's Bend Rd (ADDRESS)	(ADDRESS)	
Madison TN 37115 (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 **Carl Casler, 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', thence S 11-48-53 E 54.43' to the true point of beginning, and being the northeast corner of the tract herein described. From the point of beginning travel S 11-50-50 E 210.16' to an iron pin, thence S 81-29-13 1856.09' to an iron pin, thence S 81-54-41 W 691.18' to an iron pin (passing an iron pin at 641.18') to the 396' contour at the east bank of the Cumberland River, thence upstream with the river N 19-12-55 W 207.24' to a point, thence N 81-24-33 E 717.89' (passing an iron pin at 50') to an iron pin, thence N 81-29-04 W 1855.63' 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 2 (BEING TAX MAP 63 PARCEL 167) and containing 12.3 acres.

Being the same property conveyed to John A. Dordal by Special Warranty Deed of record in Instrument No. 20080123-0007033, 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 6813, Page 634; Order of Possession of record in Book 7209, Page 710; Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7267, Page 50; 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 12.3 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: 11090024

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