(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $12,190.00.

JoAnn B Sisemore
Affiant

Subscribed and sworn to before me this 4th day of January, 2012.

D Shayne Adair
Notary Public
My Commission Expires: 07/08/14

BILL GARRETT, Davidson County
Trans:T20120001369 DEEDWARR
Recvd: 01/06/12 10:57 2 pgs
Fees:13.00 Taxes:45.10
20120106-0001533

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

11-0418

Address of New Owner:	Send Tax Bills to:	Tax Information:
Raymond E. Age, II	NEW OWNER	29
Bear Hollow Road		095.00
Joelton, TN 37080		

WARRANTY DEED

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, we **Michael Cothern**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Raymond E. Age, II and wife, Gayle J. Age**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Being a tract of land in the 3rd Councilmantic District of Davidson County, Tennessee, and a portion of that conveyed to Bob & Adele Bass in Instrument No. 20060616-0072053, said Register's Office, more accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC. No 1465, dated 1/15/95 and revised 06/15/06 as follows:

Beginning at an existing iron pin in the southerly margin of Bear Hollow Road, said pin being the most northwest corner to here described tract; thence with said margin and a curve to the right (I=05°26'04",R = 2047.10' & CB = N 70°44'10" E 194.09); L=194.16', thence with said margin and a curve to the right(I = 09°23'06", R = 1098.99' & CB = N 79°44'16"E, 179.81'), L = 180.01'; thence with said margin N 84°54'49" E, 118.19'; thence with said margin and a curve to the left (I = 41°07'37", R = 291.17' & CB = N 64°06'31"E, 204.54'), L = 209.00'; thence with said margin and a curve to the left (I = 16°38'33", R = 643.63' & CB = N 35°13'26"E, 186.30'), L = 186.95'; thence with said margin N 22°50'54" E, 137.83', thence with said margin and a curve to the right (I = 18°05'09", R=537.35' & CB = N37°28'44"E, 168.92) L= 169.62' to a set iron pin, said pin being the most northeast corner of herein described tract; thence leaving said margin S 03°03'43" W, 807.57' to an iron pin; thence N 88°38'20" W,313.50' to a set iron pin; thence S 77°44'20"W, 318.80' to a set iron pin; thence S 65°11'55" W, 117.36' to a set iron pin, said pin being the most southeast corner of tract 1 and the most southwest corner of herein described tract; thence with the easterly line of said tract 1, N 26°12'33" E, 341.95' to the point of beginning containing 7.795 acres.

Being the same property conveyed to Michael Cothern by deed from Bob Bass and wife, Adele Bass, dated August 12, 2011, of

record in Instrument No. 20110818-0063905, Register's Office for said County.

Subject property is not and has never been a marital residence for grantor.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **Bear Hollow Road, Joelton, TN 37080.**

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. 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 our hands this 4th day of January, 2012.

Michael Cothern

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 **Michael Cothern**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of January, 2012.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 07/08/14