File No. 11110095

WARRANTY DEED

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,378.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-18-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 N. Walnut St.
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Liles and Lisa Liles	SAME	120 00702 000 (Wilson Co.) 002 00100 (Rutherford Co.) 138 00 0 027.00 & 028.00 (Davidson Co.)
(NAME)	(NAME)	
5590 John Hager Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120006957 DEEDWARR
Recvd: 01/30/12 12:12 3 pgs
Fees:17.00 Taxes:0.00
20120130-0008254

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, **Randall C. Kloke and wife, Kelly R. Carroll Kloke**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John D. Liles and Lisa Liles, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Wilson, Rutherford and Davidson Counties, State of Tennessee, described as follows, to-wit:

TRACT I:

Being a tract or parcel of land located in the Fourth Civil District of Davidson County, Tennessee, and also located in the First Civil District of Rutherford County, Tennessee, said tract being part of the same property conveyed to Craig Hutchison by Instrument of record in Instrument No. 20030709-0094516, R.O.D.C., and by Deed as evidenced in Record Book 290, Page 2208, R.O.R.C., and being more particularly described as follows:

BEGINNING at a point located at the southwesterly corner of property conveyed to Eric L. Raefsky and wife, Victoria A. Heil by instrument of record no. 20040618 0072659, R.O.D.C., and being the northwesterly corner of the herein described tract; thence with the southerly line of Eric L. Raefsky S 85°02'19" E, 18.76 feet to an existing iron pin; thence continuing with said southerly line of Raefsky S 85° 02'19" E, 550.14 feet to an existing iron pin; thence S 8° 45'12" W, 45.48 feet to an old gate post; thence S 19° 36'19" E, 9.24 feet to an existing iron pin; thence S 55° 12'07" E, 11.95 feet to an existing iron pin; thence N 85°08'06" E, 146.81 feet to a 20" cedar; thence S 86° 25'11" E, 176.44 feet to an existing fence post; thence S 87° 37'20" E, 326.48 feet to an existing iron pin; thence S 85° 50'56" E, 225.76 feet to an existing iron pin; thence S 87° 57'44" E, 190.00 feet to a point; thence S 86° 11'24" E, 322.89 feet to an existing iron pin; thence leaving said southerly line with the westerly line of property conveyed to the Zimmerman Family Partnership, L.P., by deed of record in Book 448, Page 135, R.O.W.C., S 10° 15'00" W, 5.55 feet to an iron rod; thence with the southerly line of said Zimmerman Family Partnership property S 80°00'00" E, 15.95 feet to an existing iron pin; thence leaving said southerly line with the westerly line of property conveyed to Craig Hutchison by Deed of record in Book 990, Page 2022, R.O.W.C. (also of record in Record Book 290, Page 2208, R.O.R.C.) S 10° 15'00" W, 363.00 feet to a point; thence continuing with said westerly line S 10°

29'45" W, 775.40 feet to an existing fence post; thence leaving said westerly line with the northerly line of property conveyed to Kathleen G. Vincion as evidenced by Will Book 37, Page 512, R.O.R.C. (also of record in Deed Book 121, Page 192, R.O.R.C.) N 80° 13'45" W, 8.41 feet to an iron rod; thence leaving said northerly line with the westerly line of said Vincion property along an old wire fence row S 9° 43'45" W, 1647.13 feet to an existing corner fence post; thence leaving said westerly line with the northerly lines of property conveyed to Richard Lawrence by Deed of record in Book 9840, Page 256, R.O.D.C. (also of record in Book 72, Page 313, R.O.R.C.) and property conveyed to James A. Hambrick by Deed of record in Book 134, Page 1865, R.O.R.C., along an old wire fence row N 68°19' 45" W, 975.00 feet to an existing planted stone located at the fence corner; thence leaving said northerly line with the easterly line of said Lawrence property along an old wire fence row N 1° 18'30" W, 968.50 feet to an existing iron pin, said pin being witnessed by a 30" cedar at the fence corner; thence leaving said easterly line with the northerly line of Lawrence N 88° 34'37" W, 196.14 feet to an existing iron pin located at the fence corner; thence leaving said northerly line with the easterly line of Lawrence along an old wire fence row N 1° 49'30" W, 398.75 feet to an existing iron pin located at the fence corner; thence leaving said easterly line with the northerly line of Lawrence along an old wire fence row S 88° 22'30" W, 342.88 feet to an existing iron stake located at the fence corner; thence leaving said northerly line with the easterly line of property conveyed to Robert J. Beckham by Deed of record in Book 5440, Page 994, R.O.D.C., N 4° 00'00" W, 484.41 feet to a point; thence continuing with said easterly line N 2° 38'00" E, 711.76 feet to an existing iron pin and the point of beginning. Containing 3,835,655 square feet or 88.054 acres, the same more or less, all according to the survey prepared by Benny M. Cantrell TN RLS#1638, dated October 29, 2004.

TRACT II:

Being a tract or parcel of land located in the Twenty-Fifth Civil District of Wilson County, Tennessee, in the First Civil District of Rutherford County, Tennessee, and in the Fourth Civil District of Davidson County, Tennessee, said tract being part of the same property conveyed to Craig Hutchison by Deed of record in Book 990, page 2022, R.O.W.C., by Deed as evidenced in Record Book 290, page 2208, R.O.R.C., and by Instrument of record in Instrument No. 20030709-0094516, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point located at the southwesterly corner of property conveyed to the Zimmerman Family Partnership, L.P. by Deed of record in Book 448, Page 135, R.O.W.C.; thence S 80°00'00" E, 15.95 feet to an existing iron pin, the true point of beginning and the northwesterly corner of the herein described tract; thence with the southerly line of said Zimmerman Family Partnership property S 80°00'00" E, 1177.42 feet to an existing iron pin; thence leaving said northerly line with the westerly line of property conveyed to the Zimmerman Family Partnership, L.P. by Deed of record in Book 448, Page 133, R.O.W.C. S 5°05'00" W, 1137.42 feet to an iron rod; thence leaving said westerly line with the northerly line of property conveyed to Kathleen G. Vincion as evidenced by Will Book 37, Page 512, R.O.R.C. (also Deed Book 121, Page 192, R.O.R.C.), along an old lane (Plan Book 12, Page 30, R.O.W.C.) N 80°13'45" W, 1283.21 feet to an existing fence post; thence leaving said northerly line with the easterly line of property conveyed to Craig Hutchison by Instrument of record in Instrument No. 20030709-0094516, R.O.D.C., (also Record Book 290, Page 2208, R.O.R.C.) N 10°29'45" E, 775.40 feet to a point; thence continuing with said easterly line N 10° 15'00" E, 363.00 feet to an existing iron pin and the point of beginning. Containing 1,396,895 square feet or 32.068 acres the same more or less, all according to the survey dated October 29,2004.

TOGETHER WITH an Easement for ingress and egress and utility purposes as described of record in Instrument Number 20030709-0094516, Register's Office for Davidson County, Tennessee, Record Book 290, Page 2208, Register's Office for Rutherford County, Tennessee and in Deed Book 990, Page 2022, Register's Office for Wilson County, Tennessee, serving both of the Tracts herein conveyed.

This conveyance is subject to Easements of record in Deed Book 360, page 336 and Deed Book 386, page 349, Register's Office for Wilson County, Tennessee , Easements of record in Record Book 73, page 709 and Record Book 290, page 2208, Register's Office for Rutherford County, Tennessee, and Easements of record in Instrument No. 200110050108401 and Instrument No. 200307090094516, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randall C. Kloke and wife, Kelly R. Carroll Kloke, by Warranty Deed of record in Book 1084, page 1881, of the Register's Office of Wilson County, Tennessee, in Record Book 447, page 903, of the Register's Office of Rutherford County and in Instrument No. 200411150136805, of the Register's Office of 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.

Greenbelt/Rollback taxes are the responsibility of the Grantees.

This is X property, known as ~~unimproved~~.

1976 Corinth Road, Mount Juliet, TN 37122

(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 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 17th day of January, 2012.

Randall C. Kloke

Kelly R. Carroll Kloke

Record Book
1106 Pg 3652

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall C. Kloke and Kelly R. Carroll Kloke, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this the 17th day of January, 2012.

Commission expires:

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

File Number: 11110095

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

BK/PG: 1471/1912-1914
12461640

3 PGS : AL - DEED	
MISTY BATCH: 233183	
01/25/2012 - 09:30 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS

Heather Dawbarn, Register
Rutherford County Tennessee

Rec #:	681604	
Rec'd:	15.00	Instrument #: 1762215
State:	1377.88	
Clerk:	1.00	Recorded
Other:	2.00	1/20/2012 at 3:30 PM
Total:	1395.88	in
		Record Book 1106 Pgs 3650-3652