BILL GARRETT, Davidson County
Trans:T20120015482 DEEDWARR
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Fees:13.00 Taxes:1013.80
20120302-0018384

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

Subscribed and sworn to before me, this 29th day of February, 2012

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dan Hedrick | NEW OWNER | 23 |
| (NAME) | (NAME) | (MAP) |
| 5136 Lickton Pike | | 115.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Goodlettsville, TN 37072 | | |
| (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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Kurt C. Berger, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Dan Hedrick and spouse Riley Hedrick, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being a tract of land in the 11th Councilmanic District of Davidson County, Tennessee, and a portion of the that property conveyed to Greg A. Gibson, in DB 9413, Page 308, RODCT, more accurately described according to a survey b Tommy E. Walker, R.L.S. TN Lic. No. 1465 dated September 9, 1994 as follows:

Beginning at an existing concrete monument in the northwesterly margin of Lickton Pike, said monument being the most southerly corner of the herein described tract and a common corner to Lot 1 of the Dorothy M. Haverly property (PB 6200, page 897 RODCT); thence now leaving said margin with the northeasterly line of said Lot 1, North 37 degrees 04' 09" West, 540.20' to an existing iron pin; thence South 57 degrees 46' 40" West, 130.00' to an existing iron pin; thence North 36 degrees 33' 50" West, 685.04' to an existing iron pin in the southerly line of M.E. Link property; thence with said Link North 74 degrees 01' 48" East, 483.39' to an existing iron pipe, said pipe being the most northeasterly corner of the herein described tract and a common corner to B.L. Blaylock (DB 2435, page 611 RODCT); thence with said Blaylock South 31 degrees 17' 18" East, 200.09' to a 12" Hackberry Tree; thence South 33 degrees 51' 42" East, 237.08' to a post; thence South 34 degrees 27' 56" East, 110.83, to a set iron pin; thence now leaving said Blaylock with a new line South 57 degrees 46' 50" West, 230.07' to a set iron pin; thence South 37 degrees 05' 24" East, 536.73 feet to a set iron pin in the margin of said Lickton Pike; thence with said margin South 54 degrees 21' 53" West, 60.00' to the point of beginning containing 6.90 acres more or less.

Being the same property conveyed to Kurt C. Berger by deed dated September 20, 1996, from Greg A. Gibson and Cheryl J. Gibson, of record in Book 10200, page 659, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 5136 Lickton Pike, Goodlettsville, Tennessee 37072

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 my/our hand(s) this 29th day of February, 2012.

Kurt C. Berger

Kurt C. Berger

**STATE OF TENNESSEE**
**COUNTY OF ~~WILLIAMSON~~** Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kurt C. Berger; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of February, 2012.

Mary Birthright

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.