WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

CONNIE L. TIMBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: 2-3-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lajeret	SAME	
(NAME)	(NAME)	36-16.00
20694 N Glen Canyon Dr.		
(ADDRESS)	(ADDRESS)	
Surprise, AZ 85387		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20120121

For and 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, **I, Rebecca O. Gunn**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Robert Lajeret**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 0 Higdon Rd., Joelton, TN 37080

(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/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of March, 2012.

Rebecca O. Gunn

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Rebecca O. Gunn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Rebecca O. Gunn executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2012.

Commission expires: 4/23/2013

MELISSA D. ROGERS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public

BILL GARRETT, Davidson County
Trans:T20120016361 DEEDWARR
Recvd: 03/06/12 09:24 2 pgs
Fees:13.00 Taxes:147.63

20120306-0019451

EXHIBIT A

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

COMMENCING at an iron pin set in the Easterly right of way of Higdon Road (50' ROW), said iron pin being located South 14° 13' 02" East, a distance of 56.12 feet from the centerline intersection of Higdon Road and Cotton Patch Road, said iron pin being a point in the Southerly line of the Charles Russell & Nancy E. Meadows land known as Inst. 20040318-0031140, said point being the point of beginning; thence with the Southerly line of said Meadows lands, South 86° 30' 00" East, a distance of 555.16 feet to an iron pin set in the in an old fence line in the Southerly margin of a gravel road, said point being the Southwesterly corner of the Allen W. Ladd lands known as Inst 20000802-0076430; thence with the Southerly line of said Ladd Lands, South 87° 01' 01" East, a distance of 223.53 feet to a point in the centerline of said gravel road being a point in the Southerly line of said Ladd lands and a point in the Westerly line of the Franklin Edison lands known as DB 5869, page 87; thence with the Westerly line of said Edison and the centerline of a gravel road, South 44° 12' 31" East a distance of 195.70 feet to an iron pin set in the centerline of the gravel drive and being the Northwesterly corner of the Dudley Franklin Edwards lands known as DB 4083, page 277, said iron pin set also being the Northwesterly corner to the Virginia Team lands known as DB 6194, page 60; thence with the Westerly line of said Team by four calls as follows: South 42° 25' 00" East, a distance of 117.00 feet to an iron pin found; thence South 07° 47' 45" East, a distance of 714.50 feet to an iron pin set; thence South 72° 57' 09" West, a distance of 295.35 feet to an iron pin found; thence South 24° 19' 27" East, a distance of 380.11 feet to an iron pin founds in the Northwesterly corner of the Gayle B. Bernard lands known as Inst. 20040624-0075886; thence with the Westerly line of said Bernard lands South 24° 45' 03" a distance of 569.72 feet to an iron pin found in the Northerly line of the Fred Labour lands known as DB 8971, page 417; thence with the Northerly line of said Labour lands North 83° 26' 45" West, a distance of 371.41 feet to an iron pin set in the Easterly right of way of Higdon Road; thence with the Easterly right of way of Higdon Road by ten calls as follows: North 14° 11' 15" West, a distance of 96.34 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 1830.84 feet a central angel of 07° 20' 19", and a chord of 234.34 feet bearing North 19° 36' 38" West; thence North along said curve, a distance of 234.50 feet; thence North 24° 03' 17" West, a distance of 291.29 feet to the point of curvature of a non-tangent curve, concave to the Southwest, having a radius of 469.93 feet a central angle of 11° 55' 53" and a chord of 97.68 feet bearing North 30° 52' 12" West; thence Northwest along said curve, a distance of 97.86 feet; thence North 40° 58' 32" West, a distance of 295.98 feet; thence North 42° 28' 44" West, a distance of 369.31 feet, to the point of curvature of a non-tangent curve, concave to the Northeast having a radius of 586.30 feet, a central angle of 28° 17' 04", and a chord of 286.50 feet bearing North 28° 37' 21" West; thence Northwest along said curve, a distance of 289.43 feet to the point of curvature of a non-tangent curve, concave to the East, having a radius of 679.80 feet a central angel of 18° 55' 14" and a chord of 223.47 feet bearing North 07° 16' 19" West; thence North along said curve a distance of 224.49 feet to the point of curvature of a non-tangent curve, concave to the East having a radius of 1290.87 feet, a central angle of 07° 46' 16", and a chord of 174.95 feet bearing North 09° 29' 58" East; thence North along said curve, a distance of 175.08 feet; thence North 12° 14' 18" East, a distance of 84.40 feet to the point of beginning, said described tract containing within said bounds 28.0422 acres, more or less, as per survey of Robert Crabtree, licensed surveyor #2312, dated February 28, 2007.

BEING a portion of the property conveyed to Joseph A. Gunn and wife, Rebecca O. Gunn by Warranty Deed from Lewis Griffin and Alma A. Wheeler and Betty Sue Morgan and Thelma Griffin dated December 7, 2007 and filed of record in Instrument No. 20071212-0143220, Register's Office for Davidson County, Tennessee. The said Joseph A. Gunn is now deceased, leaving the said Rebecca O. Gunn, the surviving tenant by the entirety and sole owner of said land.