BILL GARRETT, Davidson County
Trans:T20120019022 DEEDWARRSP
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Fees:28.00 Taxes:444.00
20120315-0022375

This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L#D62

ADDRESS NEW OWNER:
Joshua Cline
3075 Ivey Point Road
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Owner

MORTGAGEE:
New Owner

MAP **10**
GROUP
PARCEL **97,98,99,100**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BancorpSouth Bank** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Joshua Cline and wife, Anastasia Cline**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situate and lying in Davidson County, Tennessee, to wit:

Map 10-0, Parcel 97
Beginning at a iron rod set in the north margin of Ivy Point Road, said rod being S 66 degrees 04' 03" E 417.00' from the southeast corner of the property conveyed to Terry D. Armstrong as evidenced in Deed Book 3679 Page 276 Register's Office of Davidson County, Tennessee; thence continuing along the north margin of Ivy Point Road S 67 degrees 06' 46" E 143.35' to the actual point of beginning of this hereon described tract of land; thence with said margin of Ivy Point Road S 78 degrees 06' 46" E 101.09' to an iron rod, said rod being the southwest corner for this tract of land; thence, leaving said margin of Ivy Point Road along the lines common to Tract 2 and this hereon described tract for the next six calls: 1) N 03 degrees 15' 40" E 177.71' to an iron rod; 2) N 19 degrees 10' 36" E 107.76' to an iron rod; 3) N 03 degrees 55' 00" W 236.49' to a iron rod; 4) N 03 degrees 15' 40" E 428.38' to an iron rod; 5) N 37 degrees 35' 06" E 322.97' to a iron rod; 6) N 69 degrees 14' 51" E 326.86' to a iron rod in the west boundary line of the property conveyed to Timothy Hargrove as evidenced in Deed Book 9992, Page 741, Register's Office of Davidson County, Tennessee; thence with Hargrove's West line S 00 degrees 45' 09" E 111.01' to a iron rod, said rod being a common corner for this tract and Tract 4; 1) S 47 degrees 47' 34" W 321.80' to a iron rod; 2) S 71 degrees 12' 18" W 199.36' to a iron rod; 3) S 00 degrees 48' 56" E 688.58' to a iron rod; 4) S 22 degrees 53' 14" W 176.33' the point of beginning containing 5.399 acres more or less.

Easement for Ingress-Egress and Public Utilities

Included in the above description of Tract No. 1 is a portion of a 30' ingress-egress and public utilities easement and being more particularly described as follows:

Beginning at a iron rod in the north margin of Ivy Point Road, said rod being the southwest corner of Tract 1 and the southeast corner of Tract 2; thence leaving said margin of Ivy Point Road and running with lines common to Tract 1 and Tract 2 N

03 degrees 15' 40" E 177.71' to a point; thence, N 19 degrees 10' 36" E 107.76' to a point; thence, thence N 03 degrees 55' 00" W 236.49' to a point; thence N 3 degrees 15' 49" E 260.03' to the actual point of beginning for this hereon described easement; thence continuing along said common line of Tracts 1 and 2 N 3 degrees 15' 40" E 30.87' to a point; thence, leaving said common line N 79 degrees 38' 38" E 91.35' to a point; thence N 71 degrees 12' 18" E 208.21' to a point; thence N 47 degrees 34' E 291.91' to a point; thence N 00 degrees 45' 09" W 117.49' to a point in the south line of Tract 3; thence, along the line common to Tract 1 and Tract 3 N 89 degrees 14' 51" E 30.00' to a point in Terry P. Hargrove's west line; thence S 00 degrees 45' 09" E 111.01' to a point, said point being the common corner of tract and Tract 4; thence with lines common to Tract 1 and Tract 4 S 47 degrees 47' 34" W 321.80' to a point; thence S 71 degrees 12' 18" W 212.43' to a point, said point being the common corner of Tract and Tract 4; thence with a line common to said tracts S 00 degrees 48' 56" E 15.77' to a point; thence, leaving said common line S 79 degrees 38' 38" W 100.83' to the point of beginning containing 1,527.0 S.F. or 0.33 acres more or less.

Tract 2 of 4, Map 10 Parcel 98

Beginning at a iron rod set in the north margin of Ivy Point Road, said rod being S 66 degrees 04' 03" E 417.00' from the southeast corner of the property conveyed to Terry D. Armstrong as evidenced in Deed Book 3679, Page 276, Register's Office of Davidson County, Tennessee; thence continuing along the north margin of Ivy Point Road N 67 degrees 06' 46" W 297.52' to the actual point of beginning of this hereon described tract of land said point being the southwest corner of this tract of land; thence, leaving the north margin of Ivy Point Road and running with the east line of the property conveyed to Terry H. Kestner as evidenced in Deed Book 8224, Page 148, Register's Office of Davidson County, Tennessee, N 03 degrees 15' 40" East 1811.66' to an existing iron rod, said rod also being the common corner of tract and this hereon described tract; thence with the common line of Tracts 2 and 3 S 50 degrees 57' 26" E 670.44' to a iron rod in the west line of the property conveyed to Timothy P. Hargrove as evidenced in Deed book 9992, Page 741, Register's Office of Davidson County, Tennessee; thence with said west line of Hargrove S 00 degrees 45' 09" E 204.02' to a iron rod, said rod being the common corner of Tract 1 and Tract 2; thence with the common line of Tracts 1 and 2 for the next 6 calls: 1) S 89 degrees 14' 51" W 326.86' to a iron rod; 2) S 37 degrees 35' 06" W 322.97' to a iron rod; 3) S 03 degrees 15' 40" W 428.38' to a iron rod; 4) S 03 degrees 55' 00" E 236.49' to a iron rod; 5) S 19 degrees 10' 36" W 107.76' to a iron rod; 6) S 03 degrees 15' 40" W 177.71' to a iron rod in the north margin of Ivy Point Road; thence with said margin N 67 degrees 06' 46" W 53.08' to the point of beginning containing 7.281 acres more or less.

Easement for Ingress-Egress and Public Utilities:

Included in the above description of Tract No. 2 are portions of a 30' Ingress-Egress and Public Utility Easement and being more particularly described as follows:

Beginning at a iron rod in the north margin of Ivy Point Road, said rod being the southwest corner of Tract 1 and the Southeast corner of Tract 2; thence leaving said margin Ivy Point Road and running with the lines common to Tract 1 and Tract 2 N 03 degrees 15' 40' E 177.71' to a point; thence, N 19 degrees 10' 36" E 107.76' to a point; thence N 03 degrees 55' 00" W 236.49' to a point; thence N 03 degrees 15' 49" E 290.90' to a point; thence, leaving said common line of Tracts 1 and 2 S 79 degrees 38' 38" W 30.98' to a point; thence S 03 degrees 15' 40" W 285.51 feet to a point; thence, S 03 degrees 55' 00" E 232.24' to a point; thence, S 19 degrees 10' 36" W 105.82' to a point; thence S 03 degrees 15' 40" W 171.20' to a point in the north margin of Ivy Point Road; thence with said margin of Ivy Point Road S 67 degrees 06' 46" E 31.85' to the point of beginning for this portion of said easement and containing 24,115 S.F., or 0.55 acre more or less.

A second portion of said easement for Ingress-Egress and Public Utilities lies across the above described Tract 2 and is more particularly described as follows:

Beginning at a common corner to Tracts 1 and 2, said corner being the northeast corner of Tract 1; thence, with the line common to Tracts 1 and 2, said corner being the northeast corner of Tract 1; thence, with the line common to Tracts 1 and 2; S 89 degrees 14' 51" W 30.00' to a point; thence, leaving said common line N 00 degrees 45' 09" W 229.01' to a point in the south line of Tract 3; thence with a line common to Tract 2 and Tract 3 S 50 degrees 57' 26" E 39.05' to a point, said point being the northeast corner of Tract 2; thence S 00 degrees 45' 09" E 204.02' to the point of beginning containing 6,495 S.F. or 0.15 acre more or less.

Tract 3 of 4: Map 10 Parcel 99

Beginning at a iron rod set in the north margin of Ivy Point Road, said rod being S 66 degrees 04' 03" E 417.00' from the southeast corner of the property conveyed to Terry D. Armstrong as evidenced in Deed Book 3679, Page 276, Register's Office Davidson County, Tennessee; Thence, leaving said margin of Ivy Point Road N 00 degrees 48' 56" W 642.51' to a iron rod, said rod being the northwest corner of said Armstrong property; thence with Armstrong north line, S 75 degrees 27' 20" E 383.67' to a iron rod in the west line of the property conveyed to Timothy P. Hargrove as evidenced in Deed Book 9992, Page 741, Register's Office Davidson County, Tennessee and also being the northeast corner of Armstrong property; thence with Hargrove's west line N 00 degrees 45' 09" W 956.11' to the actual point of beginning for the hereon described tract; Thence, leaving said Hargrove's west line and running with a line common to Tract 2 and Tract 3 N 50 degrees 57' 26" W 670.44' to an existing iron rod, said rod being the northwest corner of Tract 2 and the most westerly corner of Tract 3; thence S 86 degrees 39' 14" E 144.00' to a iron rod, said rod being the southeast corner of the property conveyed to W. J. Hawkins as evidenced in Deed Book 7165, Page 230, Register's Office Davidson County, Tennessee; thence, with Hawkin's east line N 04 degrees 08' 29" E 337.35' to a iron rod set on the north edge of Sycamore Creek; thence, N 70 degrees 00' 00" E 363.00' to an existing iron rod, said rod being the northeast corner of Tract 3 and also being the northwest corner of said Hargrove property; thence with Hargrove's west line S 00 degrees 45' 09" E 874.61' to the point of beginning containing 5.658 acres more or less.

Easement for Ingress-Egress and Public Utilities:

Beginning at a point in the north margin of Ivy Point Road, said point being the common corner of Tract 1 and Tract 2; thence continuing with said margin N 67 degrees 06' 46" W 31.85' to a point, said point being the southwest corner for this easement; thence, leaving said margin of Ivy Point Road N 03 degrees 15' 40" E 171.20' to a point; thence, N 19 degrees 10' 36" E 105.82' to a point; thence, N 03 degrees 55' 00" W 232.24' to a point; thence, N 03 degrees 15' 40" E 285.51' to a point; thence, N 79 degrees 38' 38" E 122.21' to a point; thence N 71 degrees 12' 18" E 208.21' to a point; thence N 47 degrees 47' 34" E 291.91' to a point; thence N 00 degrees 45' 09" W 346.50' to a point in the south line of Tract 3; thence, running with a line common to Tract 2 and Tract 3 S 50 degrees 57' 26" E 39.05' to a point, said point being the southeast corner of Tract 3; thence, with the west line of the Timothy P. Hargrove property as evidenced in Deed Book 9992, Page 74, Register's Office Davidson County, Tennessee S 00 degrees 45' 09" E 335.04 feet to a point; thence leaving said west line of Hargrove's property S 47 degrees 47' 34" W 311.66' to a point; thence S 71 degrees 12' 18" W 216.64' to a point; Thence S 79 degrees 36' 38" W 100.83' to a point in the west line of Tract 1; thence with lines common to tract and Tract 2 for the next 4 calls: 1) S 03 degrees 15' 40" W 260.03' to a point; 2) S 03 degrees 55' 00" E 236.49' to a point; 3) S 19 degrees 10' 36" W 107.76' to a point; 4) S 03 degrees 15' 40" W 177.71' to the point-of-beginning containing 51,646.69 S.F. or 1.21 acres more or less.

Tract 4 of 4 Map 10 Parcel 100

Beginning at a iron rod set in the north margin of Ivy Point Road, said rod being S 66 degrees 04' 03" E 417.00' from the southeast corner of the property conveyed to Terry D. Armstrong as evidenced in Deed Book 3679, Page 276, Register's Office Davidson County, Tennessee; thence continuing with the north margin of Ivy Point

Road N 67 degrees 06' 46" W 143.35' to a iron rod, said rod being the southwest corner for this hereon described tract; thence, leaving said margin and running with lines common to Tract 1 for the next four calls: 1) N 22 degrees 53' 14" E 176.33' to a iron rod; 2) N 00 degrees 48' 56" W 688.58' to a iron rod; 3) N 71 degrees 12' 18" E 199.36' to a iron rod; 4) N 47 degrees 47' 34" E 321.80' to a iron rod in the west line of the property conveyed to Timothy P. Hargrove as evidence in Deed Book 9992, Page 741, Register's Office Davidson County, Tennessee; thence with Hargrove's west line S 00 degrees 45' 09" E 641.08 feet to a iron rod, said rod being the northeast corner of the property conveyed to Terry D. Armstrong as evidenced in Deed Book 3679, Page 276, Register's Office Davidson County, Tennessee; thence with Armstrong's north line N 75 degrees 27' 20" W 383.67' to a iron rod; thence S 00 degrees 48' 56" E 642.51' to the point of beginning containing 5.145 acres more or less.

Easement for Ingress - Egress and Public Utilities

Included in the above description of Tract No. 4 is a portion of a 30' Ingress-Egress and Public Utilities Easement and being more particularly described as follows:

Beginning at the southeast corner of Tract 1 and the southwest corner of Tract 4 and also being in the north margin of Ivy Point Road; thence leaving said margin of Ivy Point Road and running with lines common to Tract 1 and Tract 4 for the next 2 calls: 1) N 22 degrees 53' 14" E 176.33' to a point; 2) N 00 degrees 48' 56" W 672.81' to the actual point of beginning of this hereon described easement; thence, continuing with the common line of Tract 1 and Tract 4 N 00 degrees 48' 56" W 15.77' to a point, said point being in the common line of Tract 1 and Tract 4; thence, with said common line N 71 degrees, 12' 18" E 199.36' to a point; thence N 47 degrees 47' 34" E 321.80' to a point, said point being the common corner of Tract 1 and Tract 4 and also being in the west line of the property conveyed to Timothy P. Hargrove as evidenced in Deed Book 9992, Page 741, Register's Office Davidson County, Tennessee; thence, with Hargrove's west line S 00 degrees 45' 09" E 20.01' to a point; thence S 47 degrees 47' 34" W 311.66' to a point; thence, S 71 degrees 12' 18" W 207.34' to the point of beginning containing 7,801 S.F. or 0.17 acre more or less.

Being the same property conveyed to BancorpSouth Bank by deed from Jerry P. Spore, Trustee dated February 22, 2010, of record in Instrument No. 20100303-0016226, Register's Office for Davidson County, Tennessee.

This is improved property known as 3075 Ivey Point Road, Goodlettsville, Tennessee 37072. Possession is to be given on March 14, 2012.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that it has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter, shall be charged or encumbered in any manner whatsoever; and,

GRANTOR does further covenant and bind itself, its successors 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 claiming by through or under said GRANTOR, **BUT NOT OTHERWISE.**

WITNESS our hands this the 14th day of March, 2012.

Bancorpsouth Bank

Ken Farmer, President

Chris Marchetti, Sr. Vice President

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ken Farmer** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President of BancorpSouth Bank,** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 14th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: My Commission Expires Jan. 06, 2015

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Chris Marchetti** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Sr. Vice-President of BancorpSouth, Bank,** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 14th day of March, 2012.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires Jan. 06, 2015

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of March, 2012.

NOTARY PUBLIC
My Commission Expires:

My Commission Expires Jan. 06, 2015

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON