Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 30 day of March 2012.

Notary Public
My commission expires: 3-24-13

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Duane Mathias	First State Bank	154-039.00
8986 Poplar Creek Rd	480 Oil Well Rd	
Nashville TN 37221	Jackson, TN 38305	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Andrew Potts hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Duane Mathias and wife Candice Mathias hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land situated in the 2nd Civil District-35 Council manic District of Nashville Davidson County, Tennessee according to a survey made by W.T. Smith Land Surveying dated 10/20/2004 is more particularly described as follows:

Beginning at a point in the center of Poplar Creek Road, said point being the Southeast corner of the property conveyed to Ronald E. Wood as evidenced in Deed Book 5517, page 851 and the southeast corner for this hereon described tract of land and also having reference bearing and distance of South 76 deg. 39' 19" West 371.13 feet from an iron rod (found) in the east line of the aforementioned Wood tract; thence with the center line of said road as described by the previous conveyance of this tract to Dustin K. Cunningham of record in Instrument No. 20021114-141358 R.O.D.C., TN. South 78 deg. 20' 00" West 100.50 feet to a point; thence continuing with said center line of road South 84 deg. 30' 00" West 134.29 feet to a point, said point being the southwest corner for this tract of land; thence, leaving the center line of said road and passing through a witness rod (set) 25.00 feet north of said centerline North 13 deg. 42' 21" West for a total distance of 101.26 feet to an existing corner post in the east line of the property conveyed to Robert G. Fagg and Donna Parrish as evidenced in Deed Book 9091, page 260 R.O.D.C., TN; thence, continuing with a common line of said Fagg and Parrish North 27 deg. 01' 27" East 1,597.27 feet to a flagged metal fence post (found), said post being the north corner of this tract of land; thence, South 17 deg. 31' 00" West passing through a witness rod (set) 1,535.41 feet for a total distance of 1,560.41 feet to the point of beginning containing 218,384 Square Feet, of 5.01 Acres more or less.

Being the same property conveyed to Andrew W. Potts by deed from Dustin Cunningham, of record in Instrument No. 20041108-0133989, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120023551 DEEDWARR
Recvd: 04/02/12 10:43 2 pgs
Fees:13.00 Taxes:647.50
20120402-0027503

This conveyance is made subject to the following: 1) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by statute. The company assumes no liability for taxes assessed by correction pursuant to the provision of TCA 67-5-7603 et seq 2) Title to that portion of Poplar Creek Road which lies on the property

This property is unimproved property known as 8986 Poplar Creek Rd, Nashville, Tennessee 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 30th day of March, 2012.

Andrew Potts

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 Andrew Potts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of March, 2012.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 07063