BILL GARRETT, Davidson County
Trans:T20120023823 DEEDWARR
Recvd: 04/02/12 15:46 2 pgs
Fees:13.00 Taxes:777.00
20120402-0027859

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC (RFK)
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

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Address New Owner:	Send Tax Bills To:	Map-Parcel
Jesse Jepson, et al.	Same	P/O 68-46
PO Box 907		
Russellville, KY 42276-0907		

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $210,000.00.

Jesse Jepson
Affiant

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

R. Francene Kavin
Notary Public

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: Nov 14 2012

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FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee; and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Hailey's Harbor, Inc., a Tennessee corporation** ("Grantor") by these presents does hereby transfer, sell and convey to **Jesse Jepson and Connie C. Jepson, Tenants in Common** ("Grantee"), their heirs and assigns, all interest, right and title in and to a certain tract of land located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Being Lot No. 1 on the Plat of the Subdivision of the Hailey's Harbor Property of record in Instrument No. 20120309-0020757, Register's Office for said county reserving unto Seller a 50 foot easement for railroad spur as shown on the said Plat.

Being part of the same property conveyed to Hailey's Harbor, Inc., a Tennessee corporation by Quitclaim Deed from W.L. Hailey and Company, Inc. dated December 14, 1990, of record in Book 8272, page 122 said Register's Office, and further being part of the property conveyed to W.L. Hailey and Company, Inc. by Warranty Deed dated March 29, 1974 from John Robert Martin and L.H. Melton of record in Book 4822, page 87 said Register's Office..

This is unimproved property located on Amy Lynn Drive, Nashville, Tennessee 37209.

This conveyance is subject to all restrictions of record and all matters shown on the plan of record, including the above-referenced easement.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind its self, its successors and assigns, to warrant and forever defend the title to said real property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this document has been executed on this the 29th day of March, 2012.

GRANTOR:

HAILEY'S HARBOR, INC.

By: Joey L Headrick
Its: Chief Operating Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joey L Headrick, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is the Chief Operating Officer of Hailey's Harbor, Inc and acknowledged that he as COO, being authorized so to do, executed the foregoing by himself as COO.

Witness my hand and official seal this 29th day of March, 2012.

R. Francene Kavin
Notary Public

My Commission Expires: Nov 14, 2012

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY