This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Kevin & Codi Caine
3418 Shagbark Circle
Clarksville, TN 37043

SEND TAX BILL:
Kevin & Codi Caine
3418 Shagbark Circle
Clarksville, TN 37043

BILL GARRETT, Davidson County
Trans:T20120042856 DEEDWARRSP
Recvd: 06/11/12 11:41 3 pgs
Fees:18.00 Taxes:323.75
20120611-0050788

MAP AND PARCEL:
02100022600 and
02100008400

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 87,500.00.

AFFIANT

Subscribed and sworn to before me this 8th day of May, 2012.

NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 11-P881 Appointing **Michael W. Teasley and Marcia K. Webb, Co-Administrators and Heirs at Law of the Melvin W. Teasley Estate,** has this day bargained and sold, and do hereby transfer and convey unto **Kevin Caine and wife, Codi Caine**, their 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" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known 5108 and 5110 Rawlings Road, Joelton, TN 7080 .

And now **Michael W. Teasley and Marcia K. Webb, Co-Administrators and as Heirs of the Estate of Melvin W. Teasley,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Kevin Caine and Codi Caine**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 8th day of May, 2012.

Estate of Melvin W. Teasley
By: Michael W. Teasley
Michael W. Teasley, Co-Administrator and Heir

By: Marcia K Webb
Marcia K. Webb, Co-Administrator and Heir

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Michael W. Teasley and Marcia K. Webb,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they as **Co-Administrators and Heirs at Law of the Estate of Melvin W. Teasley,** pursuant to the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 11P-881. the bargainors, and as such Co-Administrators and Heir at Law, being so authorized, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 8th day of May, 2012.

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/5/15

EXHIBIT A

TRACT NO. I: 5108 Rawlings Road, Joelton, TN 37080

Situated in the 14th Civil District of said County and State and being on the north side of the north section of Bernard Road and beginning at a point in the center of North Bernard Road 250 feet east of Howard Frutiger's corner in Steimle's (now Potters's) line; thence South 89 deg. East 125 feet to a point in the center of said Road; thence due North 175 feet to a point; thence due West 125 feet to a point; thence due South 175 feet to the point of beginning, containing ½ acres, more or less.

Being the same property conveyed to Melvin W. Teasley and wife, Peggy Teasley by deed from Howard Frutiger and Agnes Frutiger of record in Book 4499, page 792, Register's Office for Davidson County, Tennessee. Peggy Teasley having predeceased Melvin W. Teasley. Melvin W. Teasley having since died on May 25, 2011 intestate. Pursuant to an order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 11P-881, Appointing Michael W. Teasley and Marcia K. Webb as Co-Administrators and as Heirs at Law to the Melvin W. Teasley Estate.

TRACT NO. II: 5110 Rawlings Road, Joelton, TN 37080.

Situated in the 14th Civil District of said County and State and being on the north side of the north section of Bernard Road and beginning at a point in the center of North Bernard Road 170 feet East of Howard Frutiger's corner in Steimle's (now Potter's) line; thence South 89 deg. East 80 feet to a point in the center of said Road; thence due North 175 feet to a point; thence due West 80 feet to a point; thence Due South 175 feet to the point of Beginning, containing 14,000 square feet, more or less

Being the same property conveyed to Melvin Teasley and wife, Peggy F. Teasley by deed from Howard Frutiger and Agnes Frutiger of record in Book 2017, page 405, Register's Office for Davidson County, Tennessee. Peggy Teasley having predeceased Melvin W. Teasley. Melvin W. Teasley having since died on May 25, 2011 intestate. Pursuant to an order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 11P-881, Appointing Michael W. Teasley and Marcia K. Webb as Co-Administrators and as Heirs at Law to the Melvin W. Teasley Estate.

This conveyance is subject to 2012 taxes, prorated and assumed by the Grantees: any and all easements located on the properties. Subject to the rights and claims of parties in possession. This property is being sold as is.