Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2012. Notary Public MY COMMISSION EXPIRES: MAY 5, 2015. (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. DAVID LEE	**SAME**	**022-01-0-006.00**
(NAME) **4133 HOODS BRANCH ROAD**	(NAME)	
(ADDRESS) **SPRINGFIELD, TN 37172**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, WE, **STANTON T. LEE AND WIFE, MELISSA K. LEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R. DAVID LEE**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron pin in the westerly right of way Eaton's Creek Road, being the northeast comer of Lot #1 on the plan of Meadow Lark Estates, as of record in Book 3842, page 89, R.O.D.C, TN, and being the southeast corner of this tract, thence: N 72-16-37 W, 195.00' to an iron pin, thence: N 72-16-37 W, 194.92' to a concrete monument, thence: N 74-32-48 W, 192.25' to a metal post, thence: N 77-22-52 W, 220.06' to a corner post, and being the southwest corner of a proposed road, thence: with said road, N 19-45-39 E, 214.66' thence: with a curve, having a radius of 25' and a chord bearing of N 64-01-29 E, a chord distance of 34.90' a distance of 38.63' to an iron pin, thence: with a curve, having a radius of 947.43' a central angle of 10-53-49 a chord bearing of S 77-09-37 E. a chord distance of 179.99' a distance of 180.26' to an iron pin, thence: S 82-36-31 E, 95.00' to an iron pin, thence: with a curve having a radius of 1,883.11' a central angle of 6-00-00, a chord bearing of S 79-36-31 E, a chord distance of 197.11' a distance of 197.20' to an iron pin, thence: S 76-36-31 E. 100.00' to an iron pin at a fence post, the northwest corner of Lot #13 on the plan of Feltswood Subdivision, Section One, as of record in Plat Book 3700, page 13, R.O.D.C, TN, thence: with the west line of Lot 313, S 13-23-29 W, 145.00' to a broken monument, thence: S 71-47-25 E, 215.25' to a broken monument in the westerly right-of-way Eaton's Creek Road, thence: with said right-of way Eaton's Creek Road, S 28 57-51 W, 132.64' to the point of beginning containing 4.075 acres more or less as per a survey by C&K Surveyors, dated 7/26/2010.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Stanton T. Lee, married, from Marion Bryan Cook, Jo Ann Burgett, Dorothy Cook, Robert A. Cook, Janice Fay Gomer, Grady Wayne Cook, and Sandra Gayle Cox by Deed dated August 25, 2010, of record as Instrument No. 20100907-0070836, Register's Office for Davidson County, Tennessee.

Melissa K. Lee joins in this conveyance to convey any right, title, and interest she may have in said property, whether marital or otherwise.

The above legal description is the same as that contained in the prior deed.

BILL GARRETT, Davidson County
Trans:T20120044132 DEEDWARR
Recvd: 06/14/12 15:18 2 pgs
Fees:13.00 Taxes:536.50
20120614-0052402

Unimproved ( )
This is improved(X) property, known as **6363 EATONS CREEK ROAD, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs 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 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 our hands this 14th day of June, 2012.

STANTON T. LEE

MELISSA K. LEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stanton T. Lee,** the bargainor, 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 Nashville, Tennessee this 14th day of June, 2012.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melissa K. Lee,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of June, 2012.

My commission expires: May 5, 2015

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON