BILL GARRETT, Davidson County
Trans:T20120045142 DEEDWARR
Recvd: 06/19/12 10:26 2 pgs
Fees:13.00 Taxes:55.50
20120619-0053591

WARRANTY DEED

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF June, 2012.

(Affix Seal)

Notary Public
My Commission Expires: 6/22/15

GORDON-H12097

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gordon General, LLC	Gordon General, LLC	098.00-0-119.00
3042 Earhart Road	1004 Waverunner Drive	
Hermitage, TN 37076	Nashville, TN 37217	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, THERESA L. BRAZZELL, WIDOW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GORDON GENERAL, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in the Fourth Civil District of said County, described as follows:

Beginning at a point in the Bud Jenkins' west line, said point being the southeast corner of the tract of land conveyed by the grantor herein to Mrs. Mary W. Benton, of record in Book 3890, page 46, in the Register's Office for Davidson County, Tennessee, and thence southerly with Bud Jenkins' west line 188 feet more or less to a point; thence westerly 306 feet more or less to a point; thence northerly 188 feet more or less to a point; thence easterly with Mrs. Mary W. Benton (deceased) south line 306 feet more or less to the beginning and containing 1 1/4 acres more or less by estimation.

This conveyance is made subject to an easement for ingress and egress heretofore conveyed to Mary W. Benton by instrument of record in Book 3890, page 46, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Oscar Bert Brazzell and wife, Theresa L. Brazzell by Deed from Helen Sullivan, a widow of record in Book 4498, page 259 recorded May 3, 1971, Register's Office for Davidson County, Tennessee.

Oscar Bert Brazzell having since died.

This is (X) unimproved ( ) improved property known as 3042 Earhart Road, Hermitage, Tennessee 37076 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 14th day of June, 2012 :

Theresa L. Brazzell

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named THERESA L. BRAZZELL, WIDOW, the bargainor(s), 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 Sumner County, Tennessee, this 14th day of June, 2012.

Notary Public

My Commission Expires: 6/22/15

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015