BILL GARRETT, Davidson County
Trans:T20120053359 DEEDWARR
Recvd: 07/19/12 15:14 2 pgs
Fees:13.00 Taxes:338.55
20120719-0063685

This instrument prepared by:
Martha Brooke Perry
BALTHROP, PERRY, & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

T&C Excavating, Inc.

TO: Richard Lee Barr and
Cathy Mai Allen
5588 Trailwood
Joelton, TN 37080

MAP & PARCEL:
36-30.00 & 36-69.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, T&C Excavating, Inc., a Tennessee corporation, Grantor herein; has bargained and sold and by these presents does convey unto Richard Lee Barr and Cathy Mai Allen, as tenants in common, Grantees herein, their heirs, successors, and assigns, the following described property:

LAND in the 14th Civil District of Davidson County, Tennessee, according to a 11/8/07 survey by James L. Terry, Tenn. R.L.S. No. 563, 2812 Branwood Drive, Nashville, Tennessee 37214, beginning at an existing iron rod lying on the southerly margin of Cotton Patch Road, said point further described as being the northwest corner of the property conveyed to R. K. Griffin, Jr. in Book 1632, page 69, Register's Office of Davidson County, Tennessee; thence leaving said margin and running with the westerly line of the said Griffin Property as follows: South 02 degrees 11 minutes 25 seconds East a distance of 185.55 feet to an existing iron rod; thence south 07 degrees 09 minutes 21 seconds west a distance of 711.16 feet to an existing iron rod lying at the southeast corner of the said Griffin Property; thence leaving said westerly line of Griffin and running with the southerly line of said Griffin, South 84 degrees 16 minutes 42 seconds East a distance of 579.17 feet to an existing iron rod lying on the northwest corner of the Mathew McKenzie Property as of record as Instrument No. 200611210144284, Register's Office of Davidson County, Tennessee; thence leaving the said line of Griffin and running with the westerly line of the said McKenzie, South 00 degrees 56 minutes 47 seconds East a distance of 449.26 feet to a point; thence leaving the said line of McKenzie and running as follows: South 83 degrees 09 minutes 50 seconds West a distance of 369.47 feet to a point; thence South 82 degrees 17 minutes 39 seconds West a distance of 167.63 feet to a point; thence South 85 degrees 27 minutes 32 seconds West a distance of 76.09 feet to a point; thence North 81 degrees 12 minutes 15 seconds West a distance of 72.43 feet to a point; thence North 71 degrees 03 minutes 51 seconds West a distance of 57.44 feet to a point; thence North 59 degrees 03 minutes 13 seconds West a distance of 60.00 feet to a point; thence North 41 degrees 02 minutes 13 seconds West a distance of 59.02 feet to a point; thence North 24 degrees 05 minutes 43 seconds West a distance of 57.71 feet to a point; thence North 13 degrees 32 minutes 50 seconds West a distance of 47.58 feet to a point; thence North 03 degrees 16 minutes 20 seconds East a distance of 68.35 feet to a point; thence North 08 degrees 57 minutes 55 seconds East a distance of 78.08 feet to a point; thence North 05 degrees 54 minutes 42 seconds West a distance of 197.18 feet to a point; thence North 62 degrees 54 minutes 54 seconds West a distance of 70.36 feet to an existing iron rod lying on the easterly line of the Joseph Matlock Property, as of record as Instrument No. 200008160081149, Register's Office of Davidson County, Tennessee; thence running with the said line of Matlock North 07 degrees 34 minutes 42 seconds East a distance of 683.52 feet to an existing iron rod lying on the said southerly margin of Cotton Patch Road; thence leaving said line of Matlock and running with the said margin of Cotton Patch Road as follows: North 38 degrees 37 minutes 53 seconds East a distance of 66.78 feet to the beginning of a curve; thence around said curve, having a radius of 397.63 feet; to the right a distance of 182.70 feet to a point; thence North 64 degrees 57 minutes 22 seconds East a distance of 120.93 feet to the point of beginning, containing 15.64, more or less, acres.

AND BEING the same property conveyed to the Grantor by deed of record at Instrument No. 20071226-0147007, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2012 Davidson County property taxes, payment of which is assumed by grantees herein. This conveyance is also subject to a non-exclusive easement for ingress, egress, and utilities of record at Instrument No. 20071226-0147007, Register's Office of Davidson County, Tennessee; an easement for an overhead electric line; and all other matters of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. The Grantor does covenant with Grantees that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. The Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be signed by its duly authorized agent, this the 6 day of ~~June~~ July, 2012.

Christopher Krantz

T&C Excavating, Inc.
By: Christopher Krantz

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Christopher Krantz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of T&C Excavating, Inc., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation by himself as such officer. WITNESS my hand, at office this the 6th day of June, 2012

Martha Brooke Perry

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 7/15/13

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $91,500.00.

Cathy Mai Allen

Affiant

SWORN to and subscribed before me,
this the 6th day of July, 2012.

Martha Brooke Perry

NOTARY PUBLIC

MARTHA BROOKE PERRY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY, TENN.

My commission expires: 7/15/13

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE PARTIES AND NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH ITS PREPARATION. THUS, NO OPINION, WARRANTY, OR ADVICE REGARDING THE STATUS OF TITLE OF THE PROPERTY DESCRIBED HEREIN IS RENDERED BY THE PREPARER, AND NO LIABILITY AS TO THE STATUS OF TITLE IS ASSUMED BY THE PREPARER.