WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120062557 DEEDWARR
Recvd: 08/21/12 16:10 2 pgs
Fees:13.00 Taxes:1331.83

20120821-0075190

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,953.00.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/01/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacquelyn Cunningham	Franklin American Mortgage Company	
(NAME)	(NAME) 501 Corporate Centre Drive # 400	
(ADDRESS)	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Richard W. Larue, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacquelyn Cunningham, an unmarried woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1

Land in Davidson County, Tennessee, being Tract 1, described according to an unrecorded survey by Murray Wall & Company, P.C., dated June 19, 2012, as follows:

Beginning at an iron pin in the south margin of Baker Road, at the northeast corner of the property conveyed to Richard W. Larue in Quitclaim Instrument 200605260062148 and formerly conveyed to Richard W. Larue and Lisa Anne Ford in Book 7460, Page 984, Register's Office for Davidson County, Tennessee. Said point also being the northwest corner of the property conveyed to Thomas D. Rains and Lori Lynn Rains in Book 7989, Page 948, Register's Office for Davidson County, Tennessee. Thence with the easterly line of the Richard W. Larue property and the westerly line of Thomas D. Rains and Lori Lynn Rains property as follows: South 30 degrees 19 minutes 32 seconds West 440.00 feet to a Metal Fence Post (found); thence South 35 degrees 38 minutes 07 seconds West 1,163.62 feet to an iron pin (set); thence with a new line severing the property of Richard W. Larue North 61 degrees 24 minutes 33 seconds West 298.88 feet to and iron pin (set) in the westerly line of the Richard W. Larue property, said point also being in the easterly line of the Joseph K. Sanders and Karen J. Sanders property conveyed in Book 7034, Page 15, Register's Office for Davidson County, Tennessee, thence with the westerly line of Sanders as follows: North 47 degrees 24 minutes 21 seconds East 1218.96 feet to and iron pin (found), thence North 30 degrees 19 minutes 32 seconds East 430.00 feet to and iron pin (found) in the south margin of Baker Road; thence with the south margin of Baker Road South 74 degrees 07 minutes 22 seconds East 50.00 feet to the point of beginning and containing 5.08 acres according to a survey by Murray Wall & Company, P.C., 1923 Green Hills Boulevard, Franklin, Tennessee, 37067, dated June 19, 2012.

TRACT 2

Land in Davidson County, Tennessee, being Tract 2, described according to an unrecorded survey by Murray Wall & Company, P.C., dated June 19, 2012, as follows:

Beginning at an iron pin in the south margin of Baker Road, at the northeast corner of the property conveyed to Richard W. Larue in Quitclaim Instrument 200605260062148 and formerly conveyed to Richard W. Larue and Lisa Anne Ford in Book 7460, Page 984, Register's Office for Davidson County, Tennessee. Said point also being the northwest corner of the property conveyed to Thomas D. Rains and Lori Lynn Rains in Book 7989, Page 948, Register's Office for Davidson County, Tennessee. Thence with the easterly line of the Richard W. Larue property and the westerly line of the Thomas D. Rains and Lori Lynn Rains as follows: South 30 degrees 19 minutes 32 seconds West 440.00 feet to a Metal Fence Post (found); thence South 35 degrees 38 minutes 07 seconds West 1,163.62 feet to an iron pin (set) and being the northeast corner of the tract being conveyed as tract 2 of this survey and being the point of beginning;

Thence South 35 degrees 38 minutes 07 seconds West 376.26 feet to and iron pin (found) at the northwest corner of the property conveyed to James Robert Wilkes in Quitclaim Book 10093, Page 412, Register's Office for Davidson County, Tennessee; thence with the westerly line of James Robert Wilkes South 06 degrees 15 minutes 02 seconds West 103.53 feet to and iron pin (set), thence with a

new line severing the property of Richard W. Larue North 86 degrees 11 minutes 17 seconds West 500.02 feet to an iron pin (set) in the northeast line of the property conveyed to Joseph K. Sanders and Karen J. Sanders in Deed Book 7034, Page 15, Register's Office of Davidson County, Tennessee; thence with the easterly line of Joseph K. Sanders and Karen J. Sanders as follows: North 06 degrees 21 minutes 50 seconds East 100.00 feet to and iron pin (found); thence North 47 degrees 24 minutes 21 seconds East 619.27 feet to an iron pin set; thence with the southerly line of Tract 1 of this survey South 61 degrees 24 minutes 33 seconds East 298.88 feet to the point of beginning and containing 5.00 acres according to a survey by Murray Wall & Company, P.C., 1923 Green Hills Boulevard, Franklin, Tennessee, 37067, dated June 19, 2012.

Being part of the same property conveyed to Lisa Anne Ford and Richard W. LaRue, joint tenants with survivorship by Warranty Deed from Richard C. Kessinger and wife, Phyllis M. Kessinger, dated January 22, 1988, of record in Deed Book 7460, Page 984, in the Register's Office of Davidson County, Tennessee. Further being part of the same property conveyed to Richard W. Larue by Quitclaim Deed from Lisa Anne Ford, dated April 28, 2006, of record in Instrument Number 20060526-0062148, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1882 Baker Road, Goodlettsville, TN 37072

(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 my hand this 17th day of August, 2012.

Richard W. Larue

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard W. Larue, 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 Franklin, Tennessee this 17th day of August 2012.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013