BILL GARRETT, Davidson County
Trans:T20120063315 DEEDWARR
Recvd: 08/23/12 15:16 3 pgs
Fees:18.00 Taxes:240.50
20120823-0076120

NEW OWNER:

Guy M. Knox
3300 Freeman Hollow Rd
Goodlettsville TN 37072

SEND TAX BILLS:

Same

PREPARED BY:

WALTER H. STUBBS
Attorney at Law
1190 Nashville Pike
Gallatin, Tennessee 37066

Map 11 Parcel 54.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **IRENE J. MODISETT, an unmarried person**, have this day bargained and sold and by these presents do hereby transfer and convey unto **GUY M. KNOX, an unmarried person,** his heirs and assigns, the following described tract of land, to wit:

TRACT 1 - 5.45 ACRES - 5.27 ACRES ALONG EXISTING R-O-W

The property described herein is located in the 10th Council District of Davidson County, Tennessee, situated on the south side of Freeman Hollow Road approximately 0.3 miles west of its intersection with Baker Road; being Job Number 11031TC as described by a survey performed by Richard D. Graves, Tennessee Registered Land Surveyor Number 1628 on the 20th day of December 2011 in detail as follows:

BEGINNING on a point in the center of the Old Right-of-Way for Freeman Hollow Road at the northeast corner of Guy M. Knox (DB 20030519-0068188), being the northwest corner of the herein described tract and said beginning point being further located N 30 degrees 26 minutes 50 seconds W 25.00 feet from a half inch iron re-bar set on the southern right-of-way of Freeman Hollow Road in the line of Guy M. Knox (DB 20030519-0068188), thence from the point of beginning running and cornering in Freeman Hollow Road for the next three calls as follows: N 43 degrees 03 minutes 43 seconds E 25.00 feet to a point, thence N 58 degrees 03 minutes 43 seconds E 200.00 feet to a point, thence N 84 degrees 11 minutes 40 seconds E 31.74 feet to a point in the Freeman Hollow Road in the Old Right-of-Way at a new corner of Gary K. Modisett, et ux (DB 00007321-0000492), being the northwest corner of a 5.47 Acre Tract remaining, said point being further located N 17 degrees 40 minutes 43 seconds W 34.22 feet from a half inch iron re-bar set on the southern right-of-way of Freeman Hollow Road, thence severing the lands of Gary K. Modisett, et ux (DB 00007321-0000492) along new lines for the next two calls: running and cornering with the 5.47 Acre Tract remaining: S 17 degrees 40 minutes 43 seconds E 437.32 feet to a half inch iron re-bar set on the south side of a creek, thence N 74 degrees 17 minutes 38 seconds E 573.60 feet to a half inch iron re-bar set on the south side of a creek at a new corner of Gary K. Modisett, et ux (DB 00007321-0000492) in the west line of Douglas S. Glover, et ux (DB 20050928-0116306), being the southeast corner of the 5.47 Acre Tract remaining, thence running with the west line of Douglas S. Glover, et ux (DB 20050928-0116306) running west

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of an existing fence S 20 degrees 17 minutes 14 seconds E 191.25 feet to a five-eighths inch iron re-bar found near a corner post at the southwest corner of Douglas S. Glover, et ux (DB 20050928-0116306) with the northwest corner of Thomas Lee Bennett (DB 00007677-0000345) at the northeast corner of Heinz Tews, et ux (DB 00009076-0000165), thence running with the north line of Heinz Tews, et ux (DB 00009076-0000165) along an existing fence line S 72 degrees 01 minute 12 seconds W 422.96 feet to a five-eighths inch iron re-bar found at the northwest corner of Heinz Tews, et ux (DB 00009076-0000165) with the northeast corner of Elaine M. Tews (QC 20070726-0088626 & DB 20070711-0082790 - Subject to a Life Estate of Heinz Tews), thence running with the north line of Elaine M. Tews (QC 20070726-0088626 & DB 20070711-0082790 - Subject to a Life Estate of Heinz Tews) along an existing fence line S 70 degrees 34 minutes 40 seconds W 261.34 feet to a half inch iron re-bar set in the north line of Elaine M. Tews (QC 20070726-0088626 & DB 20070711-0082790 - Subject to a Life Estate of Heinz Tews) at the southeast corner of Guy M. Knox (DB 20030519-0068188), being further located N 70 degrees 34 minutes 40 seconds E 419.00 feet from the remains of a 27 inch Beech Stump Found at another corner of Guy M. Knox (DB 20030519-0068188) thence running with the east line of Guy M. Knox (DB 20030519-0068188) N 30 degrees 26 minutes 50 seconds W 653.80 feet (passing through a half inch iron re-bar set at 628.80 feet) to the beginning, containing 5.45 acres more or less and containing 5.27 acres more or less after the right-of-way of Freeman Hollow Road is taken out...

The above described tract is subject to the Public Right-of-Way for Freeman Hollow Road and to any other restrictions, Planning, and Zoning regulations that may apply.

BEING the same property conveyed to IRENE J. MODISETT from Andrea Corbitt and husband, Kenneth Corbitt by quitclaim deed of record in Instrument No. 20120111-0002947, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

TO HAVE AND TO HOLD said tract or parcel of land together with all improvements thereon and the appurtenances thereunto belonging, unto the said Grantee, his heirs and assigns, in fee simple forever.

GRANTOR COVENANTS that Grantor is lawfully seized and possessed of said real estate, has full power to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

Taxes for the year 2012 to be prorated and paid by Grantee.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 21st day of August 2012.

Irene Modisett

IRENE J. MODISETT

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STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, **IRENE J. MODISETT, an unmarried person**, 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 seal this 21st day of August 2012.

DEVERY STUBBS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Devery Stubbs
NOTARY PUBLIC

My Commission Expires: 2 / 24 / 14.

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of this property transferred, whichever is greater, is $65,000.00, which amount is equal to or greater than the amount which the property conveyed will command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of August 2012.

DEVERY STUBBS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Devery Stubbs
NOTARY PUBLIC

My Commission Expires: 2 /24 /14 .

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