(3)

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSOM** The actual consideration or value, whichever is greater, for this transfer is $100,000.00 A. Solomon Affiant Subscribed and sworn to before me, this 30th day of July, 2012. Notary Public My commission expires: 9/18/2012

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Lee	**New Owner**	**MAP\PARCEL 127-00-0-088.00**
491 Mountainview Road		
Burnsville, NC 28714		

FOR AND IN 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 ACKNOWLEDGE, WE,

Kaylee Marie Crosby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Lee

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:

Land in the 9th (Formerly the 14th) Civil District of Davidson County, Tennessee, being more particularly describes as follows:

Beginning at a point in the center of New Charlotte Pike in W. H. McCails' N. W. Corner: thence S. 46 degrees E. 837.4 feet to McCalls's Corner of the N. W. edge of the Tennessee Electric Power Company's right of way; thence N. N. 56 degree 45 min. E. 300 feet; thence N. 46 degrees W. 875 feet more or less to the center of said Charlotte Pike; thence following the center of said Charlotte Pike in a westerly direction, S. 59 degrees W. 300 Feet to the point of beginning, containing 5.9 acres, more or less.

Being the same property conveyed to Tim M. Crosby by Warranty Deed from Lester Varden and wife Beverly Frances Varden, of record in Instrument No. 20021227-0159998, Dated December 13, 2002, Registers Office for Davidson County, Tennessee. Tim M. Crosby having since died, being survived by Kaylee Marie Crosby, his sole heir.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Power Line Easement of record in Book 75, Page 398, Register's Office for DAVIDSON County, Tennessee.
Water Line Easement of record in Book 1304, Page 190, Register's Office for DAVIDSON County, Tennessee.
Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

BILL GARRETT, Davidson County
Trans:T20120068050 DEEDWARR
Recvd: 09/11/12 11:02 2 pgs
Fees:13.00 Taxes:370.00
20120911-0082293

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7941 Charlotte Pike, Nashville, TN 37221.

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 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/our hand(s) this 30th day of July, 2012.

Kaylee Marie Crosby

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Kaylee Marie Crosby , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2012.

Notary Public

My Commission Expires:

Gwinnett County, Georgia
My Commission Expires
6/13/2016

File #: **120728JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027