RETURN TO
Stewart Title Company
121 Fl. : Avenue S , Suite 200
Franklin, TN 3706-
File # 01288-10920

(3)

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $153,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September 2012

Notary Public
My commission expires: JUNE 14, 2014

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120075920 DEEDWARR
Recvd: 10/05/12 14:58 2 pgs
Fees:13.00 Taxes:566.10
20121005-0091610

Address of New Owner:	Send Tax Bills to:	Tax Information
John Breslin 3516 Hoggett Ford Road Hermitage, TN 37076	New owner	08500010100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ralph L. Ulmer and wife, Marion W. Ulmer,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **John Breslin, unmarried,** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Final Plat Cabinet Shop recorded in Book 9700, page 233, Register's Office for Davidson County, Tennessee.

BEGINNING at a new established corner in the southern margin of Hoggett Ford Road at an iron rod, said point being the division line between Lot No.1 and Lot No. 2, thence south 14 degrees 12 minutes and 48 seconds west 142.95 feet to an iron rod, thence south 17 degrees 54 minutes and 45 seconds 89.31 feet to an iron rod, thence north 62 degrees 5 minutes and 15 seconds west 8.08 feet to an iron rod, thence south 19 degrees 7 minutes 25 seconds west 200.00 feet to an iron rod, thence north 73 degrees 53 minutes 51 seconds west 294.92 feet to an iron rod, thence north 19 degrees 4 minutes 51 seconds East 70 feet to an iron in the southern margin of Hoggett Ford Road, thence along said margin with a curve having a radius of 198.89 feet an Arc length of 208.34 feet to an iron rod, thence along a curve having radius of 141.56 feet an Arc length of 127.52 feet to the point of beginning. Containing 0.993 Acres.

This is contingent to an easement for disposal field for Lot No. 2 in the Northeast corner of Lot No. 1, also a water line easement for Lot No. 2 from well pump house.

The disposal field easement be more particularly described, beginning at the new established Northeast corner of Lot No. 1 thence south 14 degrees 12 minutes 48 seconds west 129.5 feet, thence north 75 degrees 47 minutes 12 seconds west 32.0 feet, thence north 4 degrees 10 minutes 00 seconds 115.0 feet to the southern margin of Hoggett Ford Road, thence along said margin with a curve having a radius 141.56 feet an Arc of 70.9 feet to the point of beginning.

Being the same property conveyed to Ralph L. Ulmer and wife, Marion W. Ulmer by quitclaim deed from Ralph L. Ulmer and wife, Marion W. Ulmer (for the purpose of creating separate properties), dated November 20, 1996 and recorded in Book 10272, page 128, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Ralph L. Ulmer and wife, Marion W. Ulmer

by deed from Rose S. Hagar dated October 25, 1982 and recorded in Book 5955, page 11, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 3516 Hoggett Ford Road, Hermitage, TN 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 28th day of September, 2012.

Ralph L. Ulmer by M. Kristin Selph, Attorney in Fact
Ralph L. Ulmer

Marion W. Ulmer by M. Kristin Selph, Attorney in Fact
Marion W. Ulmer

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 **M. Kristin Selph,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the attorney-in-fact for **Ralph L. Ulmer and Marion W. Ulmer** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the attorney-in-fact for **Ralph L. Ulmer and Marion W. Ulmer.**

Witness my hand and official seal at Franklin, Tennessee, this the 3rd day of October, 2012.

H. E. Ragle IV
Notary Public

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-23-14

FILE NO: 2012092253