BILL GARRETT, Davidson County
Trans:T20120080346 DEEDWARR
Recvd: 10/23/12 10:58 3 pgs
Fees:18.00 Taxes:1480.00

20121023-0096986

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Judy A. Root
Affiant

Subscribed and sworn to before me, this 22ND DAY OF OCTOBER, 2012.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBER
James L. Root and wife, Judy A. Root	SAME AS NEW OWNER	01800003000
P.O. Box 773 (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sue Whitson and Priscilla Glendenning, Individually and as Co-Executors of The Estate of Gertrude Stamper, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James L. Root and wife, Judy A. Root, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE 10TH, FORMERLY THE 20TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
BEGINNING IN LUMSDEN'S FORK OF MANSKER'S CREEK, WESLEY DRAKE'S SOUTH BOUNDARY LINE, THE NORTHEAST CORNER OF THE NAIVE TRACT; THENCE WITH THE EASTERLY LINE OF THE NAIVE TRACT AND THE BLAIR TRACT, AS FOLLOWS: SOUTH 25 POLES TO A STAKE; SOUTH 30 DEGREES WEST 44 POLES TO A HICKORY STUMP; SOUTH 40 DEGREES EAST 30 POLES TO A BEECH; SOUTH 44 POLES TO A BEECH; SOUTH 10 DEGREES WEST 46 POLES TO A STAKE, THE SOUTHEAST CORNER OF THE BLAIR TRACT IN TIMOTHY DEMONBREUN'S OLD NORTH BOUNDARY LINE; THENCE WITH SAID LINE, EAST 93 1/2 POLES TO A BEECH, THE SOUTHWEST CORNER OF ANOTHER BLAIR TRACT; THENCE WITH THE WEST LINE OF SAID TRACT, NORTH 3/4 DEGREES EAST 11.9 POLES; NORTH 8 DEGREES WEST 20.3 POLES TO AN ELM; NORTH 3/4 DEGREES WEST 13.5 POLES TO AN OAK; NORTH 8 1/2 DEGREES EAST 24.28 POLES; NORTH 15 DEGREES EAST 10.12 POLES; NORTH 17 DEGREES EAST 12.6 POLES TO A BEECH; NORTH 6 DEGREES EAST 24 POLES; NORTH 6 1/2 DEGREES EAST 24 POLES TO A BEECH STUMP, DRAKE'S SOUTHWEST CORNER; THENCE WITH HIS LINE, NORTH 42 1/2 POLES TO AN ELM IN SAID CREEK; THENCE WITH THE MEANDERINGS OF SAID CREEK, WESTERLY 83 1/2 POLES TO THE BEGINNING, CONTAINING 100 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN POWELL STAMPER AND WIFE, GERTRUDE M. STAMPER BY DEED FROM H. E. LEGRAFF OF RECORD IN BOOK 1915, PAGE 449, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN POWELL STAMPER HAVING PREDECEASED GERTRUDE M. STAMPER. GERTRUDE M. STAMPER HAVING SINCE DIED TESTATE ON JULY 30, 2011 AND PURSUANT TO ORDER ADMITTING CODICIL TO PROBATE AND ORDER OF INSTRUCTION OF THE ESTATE OF GERTRUDE JESSAMINE STAMPER NO. 11P-1881 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, PROPERTY WAS DEVISED TO SUE WHITSON AND PRISCILLA GLENDENNING.

IT IS EXPRESSLY AGREED AND UNDERSTOOD THAT THE SMALL GRAVEYARD LOCATED ON ABOVE DESCRIBED PROPERTY IS RESERVED AND ALSO, THE PRIVILEGE OF INGRESS AND EGRESS TO SAME.

THIS CONVEYANCE IS SUBJECT TO INGRESS AND EGRESS EASEMENT OF RECORD IN BOOK 5460, PAGE 684, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WARRANTY DEED
(Continued)

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

unimproved (X)
This is improved ( ) property, known as 5307 Brick Church Pike, 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/our hand(s) this 22nd day of October, 2012.

Sue Whitson
Sue Whitson, Individually

Sue Whitson Co-executor
Sue Whitson, Co-executor

Priscilla Glendenning
Priscilla Glendenning, Individually

Priscilla Glendenning
Priscilla Glendenning, Co-executor

STATE OF TEXAS

COUNTY OF BEXAR

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, *** the herein bargainor, 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.
***Priscilla Glendenning 17th
Witness my hand and official seal, this the ~~22nd~~ day of October, 2012.

Kristie R. Munoz
Notary Public

KRISTIE RAE MUNOZ
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 10/02/14
SEAL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sue Whitson the herein bargainor, with whom I am personally acquainted (or proved to me on
Individually and as Co-Executor of the
Estate of Gertrude Stamper

WARRANTY DEED
(Continued)

the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of October, 2012.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15



RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072