Prepared By & Return To:
Lakeside Title & Escrow
833 A Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 862,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of October, 2012.

Notary Public

Commission Expiration: 9/20/16

BILL GARRETT, Davidson County
Trans: T20120084736 DEEDWARR
Recvd: 11/06/12 09:47 2 pgs
Fees: 13.00 Taxes: 3191.25
20121106-0102238

JAMIE R. OWENS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXP. 09-20-2016

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Robert S. Amonette and Sengamphone P. Amonette 7275 Appleview Dr. Goodlettsville, TN 37072	SAME AS NEW OWNER.	-01000007100

WARRANTY DEED

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 ACKNOWLEDGED, WE, Bradly Mitchell Warren and wife, Cathy Warren, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert S. Amonette and Sengamphone P. Amonette 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:

Property known as 7275 Appleview Dr. Goodlettsville, TN 37072, County of Davidson

A tract of land in the Second Civil District of Davidson County, Tennessee, being described according to a survey by R. L. Montoya Land Surveying dated July 16, 1987, as follows:

BEGINNING at an existing concrete right-of-way monument located at the intersection of the northwest margin of Apple View Drive and the northern lot line of Lot 14 in the Plan of Ridgeview Estates, Section One, of record in Book 5200, Page 356, Register's Office for Davidson County, Tennessee; thence along said right-of-way with a curve to the left, said curve having the following curve data: a delta of 10 degrees 41 minutes 30 seconds, a radius of 393.86 feet, a tangent of 36.86 feet and a length of 73.50 feet to a point; thence leaving said right-of-way, South 86 degrees 36 minutes 00 seconds West 200.95 feet along a line common to the Harold D. Baker property of record in Book 6215, Page 287; thence along a line common to the E. G. Bracey property of record in Book 4819, Page 184, Register's Office for Davidson County, Tennessee, North 49 degrees 45 minutes 00 seconds West 38.81 feet to a White Oak Tree; thence continuing with Bracey's East line North 17 degrees 30 minutes 00 seconds West 637.60 feet to a steel post; thence continuing with Bracey's East line, North 13 degrees 23 minutes 13 seconds East 509.53 feet to an iron pipe, said pipe being the northeast corner of Bracey and the southeast corner of G. H. Paradise of record in Book 6156, Page 125, Register's Office for Davidson County, Tennessee; thence with Paradise's East line North 11 degrees 56 minutes 21 seconds East 589.83 feet to a point; thence continuing with said Paradise East line, North 11 degrees 43 minutes 13 seconds East 277.87 feet to a point in the center of Sycamore Creek South; thence continuing with the centerline of said creek with the following three calls: North 88 degrees 27 minutes 51 seconds East 438.23 feet; thence South 68 degrees 13 minutes 27 seconds East 292.69 feet; thence South 38 degrees 38 minutes 02 seconds East 239.70 feet; thence leaving said centerline of creek South 09 degrees 10 minutes 08 seconds West 176.38 feet to a platted concrete monument which marks the northwesterly corner of the aforementioned Ridgeview Estates; thence with the line of Ridgeview Estates for the next eight calls: South 16 degrees 35 minutes 00 seconds West 408.00 feet to a platted concrete monument; thence South 21 degrees 55 minutes 00 seconds West 482.00 feet to a platted concrete monument; thence South 16 degrees 46 minutes 00 seconds East 386.80 feet to a platted concrete monument; thence South 27 degrees 11 minutes 11 seconds West 194.80 feet to a platted concrete monument; thence North 86 degrees 46 minutes 00 seconds West 348.06 feet to a platted concrete monument; thence South 53 degrees 23 minutes 53 seconds West 154.20 feet to an existing concrete monument in the easterly right-of-way of Apple View Drive; thence continuing an additional 25.83 feet to the centerline of Apple View Drive, a total of 180.03 feet to a point, the beginning of a curve in a southerly direction; thence with said curve along said centerline and curving to the right and having the following curve data: a delta of 10 degrees 42 minutes 50 seconds, a radius of 418.00 feet, a tangent of 39.20 feet and a length of 78.16 feet to a point; thence leaving said centerline South 64 degrees 07 minutes 27 seconds West 24.19 feet to the point of beginning.

Being the same property conveyed to Bradly Mitchell Warren and wife, Cathy Warren by deed from James H. Benson and wife, Judy Benson dated 3/28/2003 filed of record in Instrument No. 20030422-0052719, said Register's Office.

Tax Map and Parcel ID is as follows 010000007100

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 7275 Appleview Dr., Goodlettsville, TN 37072

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 unemcumbered, 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 11th day of October, 2012.

Bradly Mitchell Warren

Cathy Warren

JAMIE R. OWENS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXP. 09-20-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of October, 2012, before me personally appeared Bradly Mitchell Warren and wife, Cathy Warren, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 11th day of October, 2012.

Notary Public

Commission Expiration: 9/20/14