WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120088145 DEEDWARR
Recvd: 11/19/12 10:31 2 pgs
Fees:13.00 Taxes:777.00

20121119-0106341

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of November, 2012

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael R. Deming	NEW OWNER	Parcel ID:
4657 Hessey Rd.		11000005000
Mount Juliet, TN 37122		

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

Stephen J. Massey and wife, Gayle Massey

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Michael R. Deming and wife, Elizabeth Deming

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:

Being a parcel of land located in the 12th Councilmanic District of Davidson County, Tennessee, said parcel being more particularly described as follows:

Beginning 0.35 feet, North 15 degrees 47 minutes 32 seconds East, from a witness iron rod found at a fence corner post in the North margin of Hessey Road, said witness Old Iron Rod being 1,342 feet +/- from the centerline intersection of Hessey Road and Earhart Road, said point being a common corner with Christ Pardue, as recorded in Book 11538, Page 249, R.O.D.C., TN;

Thence, North 15 degrees 47 minutes 32 seconds East 297.97 feet to a Old Iron Rod; thence, North 83 degrees 47 minutes 26 seconds West, 41.36 feet to a Old Iron Rod; thence, North 08 degrees 58 minutes 28 seconds East, 661.18 feet to a Old Iron Rod; thence, South 84 degrees 12 minutes 48 seconds East, 341.52 feet to a Old Iron Rod, said point being a common corner with Wanda Baker, as recorded in Instrument Number 20060112-0004970, R.O.D.C., TN;

Thence, with a severance line South 07 degrees 28 minutes 00 seconds West, 986.32 feet to the North margin of Hessey Road;

Thence, along a non-tangential curve to the right with a radius of 4475.00 feet and an arc length of 189.10 feet, being subtended by a chord North 79 degrees 44 minutes 35 seconds West, 189.09 feet to a Old Iron Rod;

Thence, North 78 degrees 31 minutes 57 seconds West, 135.24 feet to a Old Iron Rod; thence, along a curve to the right with a radius of 2975.00 feet and an arc length of 36.90 feet, being subtended by a chord North 78 degrees 10 minutes 38 seconds West, 36.90 feet to the point of beginning.

BEING the same property conveyed to Stephen J. Massey and N. Gayle Massey by deed from Seven Points, LLC, of record in Instrument 20071220-0146066, dated December 14, 2007, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 4655 Hessey Rd., Mount Juliet, TN 37122

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 our hands this 13th day of November, 2012.

Stephen J. Massey

Gayle Massey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen J. Massey and Gayle Massey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of November, 2012.

My Commission Expires: 7/9/14

Notary Public

ZANA C. P...
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.