BILL GARRETT, Davidson County
Trans:T20120089172 DEEDWARRSP
Recvd: 11/21/12 11:19 3 pgs
Fees:18.00 Taxes:70.30

20121121-0107457

56 Acres (+/-), Claylick Road, Davidson County, TN

This Instrument Prepared By:

David M. Smythe
SMYTHE & HUFF
144 Second Avenue, North
Suite 333
Nashville, Tennessee 37201
(615) 255-4849

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
John D. and Betty E. Moran 2340 Claylick Road Whites Creek, TN 37089	Same	Map No. 2300 Parcel No 1100

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $19,000.00. Community BANK & TRUST

Charles E. [illegible] V.P.
Affiant

Subscribed and sworn to before me, this 25 day of October, 2012.

Rebecca L. Read
Notary Public

REBECCA L. READ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 3-21-2015

My Commission Expires MAR. 21, 2015

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge, **Community Bank & Trust** (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **John D. Moran and wife, Betty E. Moran**, (hereinafter "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

BEGINNING at an iron rod in the Northerly right of way of Claylick Road, thence with said right of way, North 48° 36' 50", 23.28 feet to an iron rod set; thence, continuing along said right of way, with a curve to the left having a delta angle of 004° 22' 10" a radius of 1,214.70 feet an arc length of 13,185.08 feet a chord bearing a North 50° 48' 29" West, and a chord length of 92.61 feet to an iron rod set; thence, leaving said right of way, North 24° 13' 59" East. 1,118.18 feet to an iron rod set; thence North 89° 47' 26" East, 1,518.87 feet to an iron rod set; thence,

South 64° 05' 01" East, 365.46 feet to an iron rod set; thence, North 46° 13' 06" East, 345.18 feet to an iron rod set; thence, South 40° 16' 11" East, 1,749.11 Feet to an iron rod set; thence, South 03° 04' 10" West, 316.4 feet to an iron rod set; thence, North 76° 50' 54" West, 327.19 feet to an iron rod set; thence, South 12° 27' 15" West, 304.97 feet to an iron rod set; thence, South 20° 47' 21" West, 407.14 feet to an iron rod set; thence, South 23° 08' 02" West, 777.54 feet to an iron rod in the Northerly right of way of Claylick Road; thence with said right of way, North 65° 03' 31" West, 50.02 feet to an iron rod set; thence leaving said right of way, North 23° 08' 02" East, 643.53 feet to an iron rod set; thence, North 16° 01' 57" West, 171.03 feet to an iron rod set; thence, North 12° 16' 54" West, 142.38 feet to an iron rod set; thence, North 18° 11' 48" West, 395.85 feet to an iron rod set; thence, South 87° 47' 00" West, 281.3 feet to an iron rod set' thence, North 14° 08' 15" West, 15.89 feet to an iron rod set; thence, North 06° 37' 13" East, 54.17 feet to an iron rod set; thence, North 03° 30' 36" West, 54.99 feet to an iron rod set; thence, North 08° 06' 34" West, 119.99 feet to an iron rod set; thence, North 15° 03' 19" West, 130.98 feet to an iron rod set; thence, North 30° 08' 56" West, 157.2 feet to an iron rod set; thence, North 31° 30' 48" West, 108.85 feet to an iron rod set; thence, North 42° 10' 29" West, 145.83 feet to an iron rod set; thence, North 26° 23' 38" West, 84.17 feet to an iron rod set; thence, North 27° 19' 30" West, 154.59 feet to an iron rod set; thence, North 18° 05' 40" West, 89.08 feet to an iron rod set; thence, North 86° 41' 04" West, 798.56 feet to an iron rod set; thence, North 00° 12' 34" West, 402.12 feet to an iron rod set; thence, South 89° 47' 26" West, 795.89 feet to an iron rod set; thence, South 25° 47' 15" West, 1,042.70 feet to THE POINT OF BEGINNING, and containing 56.231 acres, more or less, as surveyed by Steve D. Delle RLS # 1710 on September 9, 2005 with Delle Land Surveying Company, Inc. Madison, Tennessee.

Being part of the same property conveyed to Lonnie Siebe and wife, Meghan Siebe and Ralph L. Siebe and wife, Brenda K. Siebe by Deed from Barbara Luster Waller and Ronald B. Luster, Sr. of record in Instrument No. 20051018-0125660, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Community Bank & Trust by Substitute Trustee's Deed of record in Instrument No. 20120508-0039593, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to said Grantee, their successors and assigns forever and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. 2012 taxes for the Property shall be pro-rated through the date of Deed;

2. All matters which would be disclosed by a survey of the property; and

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, their successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 25th day of October, 2012.

Community Bank & Trust

By: _____

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF Cheatham)

Before me, Marie Spafford, a Notary Public for the State of County aforesaid, personally appeared Charles E. Hooks with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of **Community Bank & Trust**, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at office this 25th day of October, 2012.

MARIE B. SPAFFORD STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

_____
Notary Public

My Commission Expires:

1-8-14