BILL GARRETT, Davidson County
Trans:T20120096926 DEEDWARR
Recvd: 12/19/12 09:53 4 pgs
Fees:23.00 Taxes:1587.30

20121219-0116773

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00

Elaine C Williamson
Affiant

Subscribed and sworn to before me, this 14TH DAY OF DECEMBER, 2012.

Mary Birthright
(Notary Public)

MY COMMISSION EXPIRES:

11-3-15 (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:	MAP-PARCEL NUMBERS
Todd Burkett	Same as new owner (NAME)	03900032200
1279 Kenmore Place (ADDRESS)	(ADDRESS)	
Nashville, TN 37218 (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 Robert Kendrick a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Todd Burkett, 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:

BEING A TRACT OF LAND IN THE 1ST COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND A PORTION OF THAT PROPERTY CONVEYED TO REX BRACEY, ETUX IN DB 11348, PG 62 RODCT MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY SIGNED AND DATED 05/20/1999 BY RICHARD C. KISSINGER, R.L.S. #1038 AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF STENBERG ROAD, SAID PIN BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND A COMMON CORNER TO HERBERT F. STENBERG, ETUX (DB 1638, PG 153 RODCT); THENCE NOW LEAVING SAID MARGIN WITH THE EASTERLY LINE OF SAID STENBERG N 30 DEG. 08' 40" W, 321.59', CROSSING CARNEY CREEK, TO A POINT IN THE CENTER OF A SMALL CREEK OR DRAIN; THENCE WITH THE CENTER OF SAID DRAIN FOR THE NEXT 13 (THIRTEEN) CALLS AS FO
N 13 DEG. 16' 21" W, 144.06'
N 26 DEG. 53' 25" W, 79.85'
N 17 DEG. 35' 48" W, 116.44'
N 24 DEG. 02' 06" W, 193.27'
N 22 DEG. 50' 38" W, 97.27'
N 46 DEG. 13' 59" W, 50.04'
N 42 DEG. 40' 25" W, 59.93'
N 35 DEG. 40' 42" W, 114.13'
N 64 DEG. 20' 48" W, 280.84'
N 77 DEG. 44' 37" W, 127.52'
N 69 DEG. 42' 30" W, 131.29'
N 80 DEG. 49' 56" W, 190.43'
N 74 DEG. 48' 16" W, 191.11'
TO A POINT, SAID POINT BEING THE MOST WESTERLY SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND BEING A COMMON CORNER TO EWIN A. ALBERT (DB 7259, PG 857 RODCT); THENCE NOW LEAVING SAID DRAIN, PASSING AN IRON WITNESS PIN ON THE NORTHERLY CREEK BANK, N 03 DEG. 17' 08" W, 1147.61' TO AN IRON PIPE; THENCE NORTH 66 DEG. 49' 11" W, 294.87' TO AN IRON PIN; THENCE N. 06 DEG. 01' 33" E, 416.07' TO AN IRON PIPE; THENCE N 06 DEG. 10' 02" E, 627.80' TO AN IRON PIN IN THE SOUTHERLY LINE OF LOUELLA BROWN (DB 6069 PG 554 RODCT); THENCE N 87 DEG. 30' 00" E, 205.96' TO CORNER POST; THENCE S 83 DEG. 07' 20" E 131.07' TO A CORNER POST; THENCE S 69 DEG. 30' 15" E 772.85' TO AN IRON PIN, COMMON CORNER TO SAID BROWN, JOHN G. HAMILTON (DB 9517 PG 284 RODCT) AND A.M. CARNEY (DB 4578 PG 761 RODCT); THENCE WITH SAID CARNEY FOR THE NEXT 6 (SIX) CALLS, S 06 DEG. 10' 40" W, 165.00 TO AN IRON PIN; THENCE S 25 DEG. 49' 20" E 1056.00' TO AN IRON PIN; THENCE S 43 DEG. 19' 20" E 363.00' TO AN IRON PIN; THENCE S 48 DEG. 19' 20" E, 222.52' TO AN IRON PIN; THENCE N. 72 DEG. 10' 40" E 940.02' TO AN IRON PIN;

WARRANTY DEED
(Continued)

THENCE N 80 DEG. 25' 40" E 549.45' TO AN IRON PIN, SAID PIN BEING A COMMON CORNER TO GLEN HARVEY DOYLE JR. (DB 8437 PG 635 RODCT); THENCE NOW LEAVING SAID CARNEY'S SOUTHERLY LINE WITH THE WESTERLY LINE OF SAID DOYLE, S 04 DEG. 24' 28" E 601.29' TO AN IRON PIN; THENCE S 60 DEG. 07' 20" W, 268.39' TO AN IRON PIN; THENCE S 29 DEG. 40' 23" E 468.24' TO AN IRON PIN IN THE NORTHWESTERLY MARGIN OF SAID STENBERG ROAD; THENCE WITH THE SAME FOR THE NEXT 16 (SIXTEEN) CALLS AS FOLLOWS:
S 51 DEG. 19' 50" W, 48.99'
S 40 DEG. 27' 40" W, 169.08'
S 34 DEG. 03' 56" W, 189.12'
S 41 DEG. 36' 28" W, 73.93'
S 46 DEG. 10' 01" W, 88.21'
S 52 DEG. 08' 13" W, 232.54'
S 52 DEG. 10' 03" W, 169.96'
S 51 DEG. 49' 54" W, 132.64'
S 58 DEG. 30' 17" W, 79.32'
S 69 DEG. 00' 00" W, 65.31'
S 77 DEG. 10' 58" W, 176.48'
S 70 DEG. 12' 37" W, 268.31'
S 74 DEG. 31' 07" W, 156.55'
S 79 DEG. 57' 47" W, 170.50'
S 79 DEG. 04' 11" W, 59.94'
S 80 DEG. 40' 33" W, 57.14'
TO THE POINT OF BEGINNING CONTAINING 143.79 ACRES MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT HEREBY EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS A 39.549 ACRE TRACT OF LAND DESCRIBED ACCORDING TO A SURVEY DATED 8/06/09 BY TOMMY WALKER, R.L.S. #1465 AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF STENBERG ROAD, SAID PIN BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND A COMMON CORNER TO HERBERT F. STENBERG, ETUX (DB 1638 PG 153 RODCT); THENCE NOW LEAVING SAID MARGIN WITH THE EASTERLY LINE OF SAID STENBERG N 30 DEG. 08' 40" W, 321.59', CROSSING CARNEY CREEK, TO A POINT IN THE CENTER OF A SMALL CREEK OR DRAIN; THENCE WITH THE CENTER OF SAID DRAIN FOR THE NEXT 13 (THIRTEEN) CALLS AS FO
1) N 13 DEG. 16' 21" W, 144.06'
2) N 26 DEG. 53' 25" W, 79.85'
3) N 17 DEG. 35' 48" W, 116.44'
4) N 24 DEG. 02' 06" W, 193.27'
5) N 22 DEG. 50' 38" W, 97.27'
6) N 46 DEG. 13' 59" W, 50.40'
7) N 42 DEG. 40' 25" W, 59.93'
8) N 35 DEG. 40' 42" W, 114.13'
9) N 64 DEG. 20' 48" W, 280.84'
10) N 77 DEG. 44' 37" W, 127.52'
11) N 69 DEG. 42' 30" W, 131.29'
12) N 80 DEG. 49' 56" W, 190.43'
13) N 74 DEG. 48' 16" W, 191.11'
TO A POINT, SAID POINT BEING THE MOST WESTERLY SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AN BEING A COMMON CORNER TO EWIN A. ALBERT (DB 7259 PG 857 RODCT); THENCE NOW LEAVING SAID DRAIN, PASSING AN IRON WITNESS PIN ON THE NORTHERLY CREEK BANK,
N 03 DEG. 17' 08" W, 1147.61' TO AN IRON PIPE; THENCE NOW WITH A NEW LINE S 89 DEG. 34' 18" E, 571.76' TO AN IRON PIN; THENCE S 71 DEG. 36' 59" E, 222.71 ' TO AN IRON PIN; THENCE S 13 DEG. 53' 39" E, 1188.60' TO A 14' HICKORY IN A LOW GAP ON THE SOUTHERWESTERLY SIDE OF A LOGGING ROAD; THENCE S 52 DEG. 26' 02" E, 550.30' TO AN IRON PIN ON THE SOUTHWESTERLY SIDE OF A SAID LOGGING ROAD; THENCE S 07 DEG. 13' 38" E, 249.86' TO AN IRON PIN ON THE SOUTHWESTERLY SIDE OF A SAID LOGGING ROAD; THENCE S 40 DEG. 57' 36" E, 103.55' TO AN IRON PIN ON THE SOUTHWESTERLY SIDE OF A SAID LOGGING ROAD; THENCE S 71 DEG. 35' 50" E, 179.79' TO AN IRON PIN ON THE SOUTHERLY SIDE OF A SAID LOGGING ROAD; THENCE S 89 DEG. 19' 15" E, 175.33' TO AN IRON PIN ON THE SOUTHWESTERLY SIDE OF A SAID LOGGING ROAD; THENCE N 75 DEG. 05' 58" E, 109.72' TO AN IRON PIN ON THE SOUTHWESTERLY SIDE OF A SAID LOGGING ROAD; THENCE S 14 DEG. 19' 03" E, 367.92' TO AN IRON PIN ON THE NORTH SIDE OF A POWER POLE AND IN SAID MARGIN OF STENBERG ROAD; THENCE WITH THE SAME FOR THE NEXT 5 (FIVE) CALLS AS FOLLOWS:
S 70 DEG. 12' 37" W, 263.97'
2) S 74 DEG. 31' 07" W, 156.55'
3) S 79 DEG. 57' 47" W, 170.50'
4) S 79 DEG. 04' 11" W, 59.94'
5) S 80 DEG. 40' 33" W, 57.14'

WARRANTY DEED
(Continued)

TO THE POINT OF BEGINNING CONTAINING 39.459 ACRES MORE OR LESS.

THE ABOVE DESCRIBED TRACT IS SUBJECT TO A 30' WIDE INGRESS AND EGRESS EASEMENT, RETAINED BY THE GRANTORS, AS SHOWN ON SAID WALKER SURVEY PLAT DATED 8/06/09.

BEING THE SAME PROPERTY CONVEYED TO ROBERT KENDRICK, A MARRIED MAN, BY DEED FROM GENE G. CARNEY, BARBARA CARNEY BRACY AND MARIE CARNEY SHORT AND HUSBAND, CALVIN SHORT OF RECORD BY INSTRUMENT NO. 20090901-0081886, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTEE RESPONSIBLE FOR ALL ROLL BACK TAXES.

SUBJECT TO WATER EASEMENT OF RECORD IN BOOK 2901, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO FAMILY CEMETERY BEING LOCATED ON PROPERTY.

SUBJECT PROPERTY IS CURRENTLY ASSESSED UNDER GREENBELT OR AGRICULTURAL USE AND WILL BE SUBJECT TO ROLL BACK TAX ASSESSMENT PURSUANT TO THE AGRICULTURAL, FOREST AND OPEN SPACE LAND ACT OF 1976 TCA SEC. 67-5-1001 ET SEQ. UPON BREAK OF THE EXISTING PARCEL INTO PARCELS OF LESS THAN 15 ACRES OR CONVERSION OF USE.

SUBJECT TO GREENBELT TAXES OF RECORD BY INSTRUMENT NO. 20100225-0014405, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ANY LIEN WHICH MAY ARISE FROM THE RECLASSIFICATION OF SAID PROPERTIES AS A RESULT OF "ROLL-BACK TAXES AND/OR GREENBELT TAXES".

SUBJECT TO ALL APPLICABLE ZONING ORDINANCES, UTILITY, SEWER, DRAINAGE AND OTHER EASEMENTS OF RECORD, ALL SUBDIVISION/CONDOMINIUM ASSESSMENTS, COVENANTS, BYLAWS, RESTRICTIONS, DECLARATIONS AND EASEMENTS OF RECORD, BUILDING RESTRICTIONSAND OTHER MATTERS OF PUBLIC RECORD.

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

unimproved ( )
This is improved (X) property, known as 4398 Stenberg Road, Whites Creek, TN 37189
(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 14th day of December, 2012.

WARRANTY DEED
(Continued)

Robert Kendrick

STATE OF TEXAS

COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT KENDRICK, a married man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of December, 2012.

Notary Public

John Calhoun Miller
Notary Public
State of Texas
My Commission Expires
February 11, 2013

My Commission Expires:

(SEAL)

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