WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,126.00.

Affiant

Subscribed and sworn to before me this 4th day of January, 2013.

Notary Public
My Commission Expires
6.26.16

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130001527 DEEDWARR
Recvd: 01/07/13 11:40 3 pgs
Fees:18.00 Taxes:1073.47
20130107-0001817

12-0235

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alan D.Valentine	SWBC Mortgage	112
4651 Heath Road	9311 San Pedro Ste 100	37.00
Nashville, TN 37221	San Antonio TX 78216	

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 **Maresa Renee' Corder a single woman**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alan D.Valentine**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in the 9th Civil District of Davidson county, Tennessee, and being described according to a survey by P.A. Chapdelaine, Tennessee Surveyor No. 882, dated May 2, 1983, and being a 10.22 more or less, acre tract served by an unnamed easement road which existed with gravel prior to July 1, 1984, and said easement road being established on May 8, 1979, by instrument of record in Book 5393, page 898, in the Register's Office for Davidson County, Tennessee, and the within described property consisting of more than 10 acres, described as follows:
Beginning at an iron pin in the center of an unnamed easement road after being measured along the centerline of said easement road 1253.19 feet in a northerly and northeasterly direction form an iron pin in the center of said easement road where it joins the road described in Book 5393, page 898, Register's Office for Davidson County, Tennessee, also being R.C.. Bibb's northwest corner as shown in Book 5976, page 555, Register's Office for Davidson County, Tennessee; thence with the center of said continuing easement road which all purchasers of Heath 10 acre tracts having a right to ingress and egress over and insuring to their heirs, successors and assigns, but, with the duties described in Book 5393, page 898, and now, the within conveyed land being described as follows; First with a curve running along the centerline of an easement road 60.04 feet in a northerly direction, thence continuing in the centerline of said easement road North 51 degrees, 32 minutes 48 seconds, East 193.57 feet to a point; thence continuing with the centerline of said easement road in a northerly direction 174.65 feet to a point; thence continuing with the centerline of said easement road North 26 degrees, 50 minutes, 19 seconds East 227.75 feet and in a curve 275.82 feet in a northeasterly direction to a point; thence leaving the centerline of said easement road North 38 degrees 56 minutes 19 seconds West 395.95 feet to an iron pin;

thence South 50 degrees 25 minutes 04 seconds West 864.03 feet to an iron pin; thence South 35 degrees 25 minutes 58 seconds East, 570.85 feet to the point of beginning.

Included by expressly excluded from this conveyance is the following described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, being Lot 10A as shown on the survey dated March 1, 1996, by Jimmy W. Springer, RLS, Tenn. No. 825, being the survey of the ReSubdivision of Lot 10 of the J. Don Heath Property.

Beginning at a point in the center of a fifty foot ingress/egress and utility easement, said point being the southernmost corner of the original Lot 10 and the easternmost corner of Lot 9 of J. Don Heath Property Subdivision; thence leaving said easement North 35 degrees 28 minutes 09 seconds West a distance of 571.49 feet to a metal post; thence North 50 degrees 28 minutes 04 seconds East a distance of 370.00 feet to a new iron pin; thence with a new line severing the original Lot 10 South 39 degrees 31 minutes 56 seconds East a distance of 547.91 feet to a point in the ingress/egress and utility easement; thence along a curve to the southwest, Delta 22 degrees 43 minutes 24 seconds, Radius 405.01 feet, Tangent 81.38 feet, Length 160.63 feet along a chord of South 40 degrees 11 minutes 04 seconds West 159.57 feet to a point; thence South 51 degrees 32 minutes West 193.57 feet to a point; thence along a curve, Delta 03 degrees 00 minutes 04 seconds, Radius 1145.69 feet, Tangent 30.01 feet, Length 60.01 feet, along a chord of South 53 degrees 02 minutes 51 seconds West 60.01 feet to the beginning , containing 5.120 acres, more or less.

Together with a non-exclusive joint ownership of the 50 foot access road described in the deed of record in Book 5393, page 898, said Register's Office together with a non-exclusive easement by necessity along the established Heath Road.

Being the same property conveyed to Maresa Renee' Corder, a single woman by deed from Paul Dolman, unmarried, of record in Instrument # 20090220-0014836, Register's Office for Davidson County, Tennessee.

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

This is improved property located at **4651 Heath Road, Nashville, TN 37221.**

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 4th day of January, 2013.

Maresa Renee' Corder by Philip Kendrick, Atty in Fact

Maresa Renee' Corder
By Philip Kendrick, Attorney in Fact

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 **Philip Kendrick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for **Maresa Renee' Corder** and that he/she is authorized by **Maresa Renee' Corder** to execute this instrument on his/her behalf.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of January, 2013.

Notary Public at Large

My Commission Expires: 4/6/13

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

This instrument is being recorded simultaneously with the power of attorney of record in Instrument No. 20130107000181 6 and/or Book _____, Page _____, Register's Office for Davidson County, Tennessee.