BILL GARRETT, Davidson County
Trans:T20130011232 DEEDWARR
Recvd: 02/08/13 15:49 3 pgs
Fees:18.00 Taxes:925.00

20130208-0013545

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 8th day of February, 2013.

Notary Public

My commission expires: 9-9-2014

06-1211-74948

Address of New Owner:	Send Tax Bills to:	Tax Information
David Hacker, Sr.	New Owner	098-00-0-175.00
3173 Earhart Road	3173 Earhart Road	and
Hermitage TN 37076	Hermitage, TN 37076	098-00-0-045.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marie J. Westermeier, Married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Hacker, Sr. and Sharon Hacker, Husband and Wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3173 Earhart Road, Hermitage, TN 37076

Thomas Westermeier, spouse of Grantor, joins in the execution of this Instrument for the purposes of conveying his marital interests, if any, in the subject property.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7 day of February, 2013.

Marie J. Westermeier

Thomas Westermeier

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marie J. Westermeier and Thomas Westermeier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 7 day of February, 2013.

Notary Public
State of Tennessee at Large

My Commission expires

12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

EXHIBIT "A"

TRACT NO. 1:
Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Murray D. Shanklin, Surveyor, dated April 25, 1975, as follows:

Beginning at a point in the east margin of Earhart Road, said point being the southwest corner of property conveyed to James A. Garvin and wife, Joyce C. Garvin by deed of record in Book 4921, page 632, said Register's Office; thence northerly with Earhart Road N 18° 27' W 184.92 feet to an iron pin; thence continuing with Earhart Road, around a curve having a radius of 465.013 feet a distance of 63.71 feet to a point; thence leaving Earhart Road S 84° 05' E 627.00 feet to a point; thence S 5° W, 223.05 feet to a point in the north line of Melvin A. Ferrells north line N 84° 45' W 523.86 feet to an iron pin, the point of beginning. (For informational purposes only: prior deed references subject property to contain 3.01 acres.)

TRACT NO. 2:
Land in the 4th Civil District of Davidson County, Tennessee, triangularly shaped, described according to a survey by E. P. Hall, R.L.S. Dated March 8, 1989, more particularly described as follows:

Beginning at a point in the easterly margin of Earhart Road, said point being the northwest corner of the property conveyed to William J. Donahue, et al, by a deed of record in Book 5936, page 257, said Register's Office, hereinafter referred to as the "Donahue property'; thence running with the easterly margin of Earhart Road around a slight curve having a distance of 36.2 feet to a point in the easterly margin of Earhart Road next to a fence post; thence leaving Earhart Road South 74° east 200.0 feet to a point in the northerly boundary line of the Donahue Property; thence with the northerly boundary line of the Donahue Property north 84° 5 min. West 188.2 feet to the beginning point in the easterly margin of Earhart Road. (For informational purposes only: prior deed references subject property to contain .076 acres.)

Being the same property conveyed to Marie J. Westermeier, married by deed from William J. Donahue and wife, Judith S. Donahue, dated September 29, 2000, recorded October 4, 2000, of record in Instrument No. 20001004-0098565, Register's Office for Davidson County, Tennessee.