Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
State of Tennessee 22nd Floor, Tennessee Tower 312 Rosa Parks Avenue North Nashville, Tennessee 37243-0299	Tax Map and Parcel 98-83.00	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED
TRANSACTION NUMBER 12-06-007

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($219,500.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **DAVID E. PICKETT AND WIFE, DEANA L. PICKETT** ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a Survey of the property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

This is improved property: 3209 Earhart Road, Hermitage, TN 37076.

BILL GARRETT, Davidson County
Trans:T20130014160 DEEDWARR
Recvd: 02/20/13 12:27 9 pgs
Fees:47.00 Taxes:0.00
20130220-0016941

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $219,500.00, State of Tennessee, tax exempt.

Affiant

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

Notary Public

My Commission Expires:

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 8-15-15

WITNESS, this the 8th day of February 2013.

David E. Pickett

Deana L. Pickett

STATE OF
COUNTY OF

On this the 8th day of February 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David E. Pickett,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 8th day of February 2013.

Cheryl A. Pacha
Notary Public

Commission Expires: 5-16-14

NOTARY PUBLIC STATE OF FLORIDA
CHERYL A. PACHA
MY COMMISSION # DD 979822
EXPIRES: May 16, 2014
Bonded Thru Budget Notary Services

STATE OF Florida
COUNTY OF Orange

On this the 8th day of February 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Deana L. Pickett,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 8th day of February, 2013.

Cheryl A. Pacha
Notary Public

Commission Expires: 5-16-14

NOTARY PUBLIC STATE OF FLORIDA
CHERYL A. PACHA
MY COMMISSION # DD 979822
EXPIRES: May 16, 2014
Bonded Thru Budget Notary Services

Exhibit B

Transaction Number 12-06-007
Permitted Encumbrances

1. Taxes for the year 2013 and subsequent years.

EXHIBIT A

TRANSACTION NUMBER 12-06-007

LAND LYING AND BEING IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING TRACTS NO.5 AND 6 ON AN UNRECORDED SURVEY MADE BY JOHN M. SULLIVAN, COUNTY SURVEYOR, SEPTEMBER 10, 1966, AND BEING A SURVEY OF THE NORTH PART OF ESTATE OF MRS. MYRTLE H. CARTER, DECEASED, AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT IN THE EASTERLY MARGIN OF EARHART ROAD, SAID POINT BEING 922.1 FEET MORE OF LESS FROM THE NORTH MARGIN OF JOHN HAGER ROAD AS MEASURED ALONG THE EASTERLY MARGIN OF EARHART ROAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT 6 AND THE NORTHWEST CORNER OF TRACT 7; THENCE ALONG THE EASTERLY MARGIN OF EARHART ROAD 362.5 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF TRACT NO 5 AND THE SOUTHWEST CORNER OF TRACT NO. 4 AS SHOWN ON SAID SURVEY; THENCE WITH THE LINE BETWEEN TRACTS 4 AND 5 SOUTH 85 DEG. 58' EAST 1425.7 FEET TO A POINT; THENCE SOUTH 4 DEG. 27' WEST 362.5 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF TRACT 6 AND THE NORTHEAST CORNER OF TRACT NO.7; THENCE WITH THE LINE BETWEEN TRACTS NO.6 AND 7 NORTH 85 DEG. 58' WEST 1425.0 FEET TO THE POINT OF BEGINNING. THIS BEING THE SAME DESCRIPTION AS SHOWN IN PREVIOUS DEED IN BOOK 4081, PAGE 132. (OUT SALE TRACT)LESS AND EXCEPTING THERE FROM THE FOLLOWING DESCRIBED TRACT:LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SITUATED ON THE EAST SIDE OF EARHART ROAD, APPROXIMATELY 0.17 MILE NORTH OF JOHN HAGER ROAD, DESCRIBED ACCORDING TO A SURVEY PREPARED BY PAUL G. WEATHERFORD, RLS #1941 OF WEATHERFORD AND ASSOCIATES, LLC, WHOSE ADDRESS IS 1301 CENTRAL COURT, HERMITAGE, TENNESSEE 37076, DATED DECEMBER 26, 2006, PROJECT NUMBER WA267, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:UNLESS STATED OTHERWISE, ANY MONUMENT REFERENCED TO HEREIN AS AN IRON ROD SET IS A NEW FIVE-EIGHTS INCH DIAMETER REBAR HAVING A YELLOW PLASTIC CAP STAMPED "PGW TN 1941'. ALL BEARINGS STATED HEREIN ARE REFERENCED TO TENNESSEE GRID NORTH (NAD83).COMMENCING AT AN OLD ONE-HALF INCH IRON ROD ON THE EASTERLY RIGHT-OF-WAY MARGIN OF EARHART ROAD, SAID IRON ROD BEING 24.1 FEET FROM THE CENTER OF SAID ROAD, SAME BEING THE NORTHWEST CORNER OF JERRY R. MCCONNELL, ET UX, OF RECORD IN INSTRUMENT NO. 20031104-0161243, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, ALONG THE EASTERLY MARGIN OF EARHART ROAD NORTH 07°46'44" EAST 361.43 FEET TO AN OLD ONE-HALF INCH IRON ROD, SAID IRON ROD BEING 24.6 FEET FROM THE CENTER OF SAID ROAD, BEING THE SOUTHWEST CORNER OF MICHAEL D. SWINFORD, ET UX, OF RECORD IN INSTRUMENT NO. 20040716- 0085237; THENCE, LEAVING SAID MARGIN WITH SWINFORD SOUTH 82°31'50" EAST 300.00 FEET TO AN IRON ROD SET BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE, CONTINUING WITH SWINFORD SOUTH 82°31'50" EAST 1,112.45 FEET TO AN OLD FIVE-EIGHTS INCH IRON ROD ON THE

WESTERLY LINE OF JOYCE HAMBLEN, TRUSTEE, OF RECORD IN INSTRUMENT NO. 200001110-003637, SAME BEING NEAR A FENCE CORNER AT THE SOUTHEAST CORNER OF SAID SWINFORD; THENCE, WITH HAMBLEN SOUTH 07°08'48" WEST 360.83 FEET TO AN OLD ONE INCH IRON ROD NEAR A FENCE CORNER, SAME BEING JERRY R. MCCONNELL, ET UX, NORTHEAST CORNER OF RECORD IN INSTRUMENT NO. 20031104-0161243; THENCE, WITH MCCONNELL NORTH 82°33'17" WEST 502.88 FEET TO AN IRON ROD SET; THENCE, LEAVING MCCONNELL WITH NEW SEVERANCE LINES THE FOLLOWING THREE CALLS: ALONG A FENCE NORTH 12°24'38" WEST 320.11 FEET TO AN IRON ROD SET; THENCE, NORTH 82°31'50" WEST 502.74 FEET TO AN IRON ROD SET; THENCE, NORTH 07°28'10" EAST 60.00 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 234,222 SQUARE FEET OR 5.38 ACRES.

BEING A PART OF THE SAME PROPERTY CONVEYED TO DAVID E. PICKETT AND WIFE, DEANA L. PICKETT FROM BOBBY NEAL HAGAR, EXECUTOR FOR THE ESTATE OF JAMES HENDERSON HAGAR, BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20060427-0048410, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 24, 2006. BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO JAMES HENDERSON HAGAR AND WIFE, OPAL WOLFE HAGAR BY DEED FROM THOMAS FRANKLIN BARNES, HILDA HAGAR BARNES, WILLIAM ROBERT BRUCE, MARY HAGAR BRUCE, WILLIAM DAVID HAGAR, CARMEN FULLER HAGAR, JAMES HENDERSON HAGAR, OPAL WOLFE HAGAR, HENRY HUSTON HAGAR, AND GLORIA FERGUSON HAGAR, RECORDED IN BOOK 4081, PAGE 132, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 26, 1966. OPAL W. HAGAR DIED DECEMBER 17, 2003. JAMES HENDERSON HAGAR DIED MAY 25, 2005, HIS ESTATE ADMINISTERED THROUGH DAVIDSON COUNTY PROBATE COURT, DOCKET NO. 05P1348.

ALSO DESCRIBED AS:

Being parcel 83 on Tax Map 98 located in the 4Th Civil District of Davidson County, Tennessee
and of record in instrument number 20070110-0004077 Register's Office Davidson County,
Tennessee and of record in instrument number 20060427-0048410 R.O.D.C., TN.
bounded on the north by Lot Michael D. & Janinek Swinford property of record in instrument
number 20040716-0085237, R.O.D.C., TN, being parcel 95, on the North and East by the Eric P.
& Serena Blouin property of record in instrument number 20070110-0004077 R.O.D.C., TN,
being parcel 201.00, on the south by the Jerry R. & Diane C. McConnell property of record in
instrument number 20031104-0161243 R.O.D.C., TN, being parcel 104.00 and on the west by
Earhart Road (Public). Being more particularly described as follows;

Any property corner set by this surveyor is ½ inch diameter, 18 inch long Rebar with cap labeled
"GAM 2403" unless otherwise noted, and referred to as new iron pin in the following.
Beginning at an existing ½" iron pin found, said point is the common corner between the
aforementioned Swinford property, the herein described tract and located in the easterly right-ofway
for Earhart Road (Public), said point is the northwesterly corner to the herein described
tract. (Tennessee Coordinate system, 1983 datum, Northing = 666,330.985 and Easting =
1,800,536.961). Thence leaving the aforementioned right-of-way with the common line to the
Swinford property, South 82 degrees 33 minutes 00 seconds East, a distance of 299.90 feet to an
existing iron pin with cap #1941 being the common corner to the aforementioned Swinford
property, the Blouin property and the herein described tract.
Thence with the common line between the Blouin property and the herein described tract, South
07 degrees 34 minutes 52 seconds West, a distance of 59.97 feet to an existing iron pin with cap
#1941.
Thence continuing with the aforementioned, South 82 degrees 28 minutes 42 seconds East, a
distance of 502.70 feet to an existing iron pin with cap #1941.
Thence continuing with the aforementioned, South 12 degrees 23 minutes 26 seconds East, a
distance of 319.94 feet to an existing iron pin with cap #1941 and being a common corner to the
aforementioned McConnell property.
Thence with the common line between the McConnell property and the herein described tract,
North 82 degrees 32 minutes 36 seconds West, a distance of 913.11 feet to an existing iron pin.
in the easterly right-of-way for Earhart Road (Public), (Tennessee Coordinate system, 1983
datum, Northing = 665,972.853 and Easting = 1,800,488.065)
Thence with the aforementioned right of way, North 07 degrees 46 minutes 29 seconds East, a
distance of 361.45 feet to the point of beginning and containing 276,492.82 square feet or 6.347
Acres more or less.
Property is encumbered by a 300 feet long utility easement along the northern boundary of parcel

83 of record in instrument 20070110-0004077 R.O.D.C., TN. Existing tree line must be observed
as is practical and mutually agreed upon.
Property description prepared by GAM Engineering, Inc by Autrey E. Dye Jr. Tennessee
Registered Land Surveyor, License number 2403, offices located at 102 Hazel Path, Concord
Building. Suite 6, Office F, Hendersonville, TN 37075. Phone number 615-348-8282

Exhibit B
Transaction Number 12-06-007
Permitted Encumbrances

1. Taxes for the year 2013 and subsequent years.

EXHIBIT C

TRANSACTION NUMBER 12-06-007

