File No. 130034

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130017609 DEEDWARR
Recvd: 03/04/13 11:34 3 pgs
Fees:18.00 Taxes:308.58
20130304-0021368

CHEATHAM COUNTY NOTARY PUBLIC STATE OF TENNESSEE LEWIS BROWER MCCOY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/29/14
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur Lekic	FirstBank	008-00-0-022.00
(NAME)	(NAME)	
8067 Whites Creek Pike	3500 Blue Lake Drive	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Deborah A. Shepard, (now known as Deborah A. Shepard Moore) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur Lekic and wife, Lauren Lekic, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 8067 Whites Creek Pike, Joelton, TN 37080
(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 hand this 28th day of February, 2013.

Deborah A. Shepard Moore
Deborah A. Shepard Moore

File No. 130034
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah A. Shepard Moore, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2013.

Commission expires:

Notary Public

Rebecca Campbell
State
Of
Tennessee
Notary
Public
Sumner County

File No. 130034

EXHIBIT A

TRACT A:
A tract of land in the 14"' Civil District of Davidson County, Tennessee, lying on the westerly side of State Route No. 64, known as the Old Springfield Pike and being part of the property conveyed to H.E. Baxter and wife, Lockie K. Baxter, by deed from W.H. Williams, et al, of record in Book 1174, page 15, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of the afore mentioned Old Springfield Pike, said point being south 31 degrees 45 minutes east of and 88.4 feet from the northeast corner of the property conveyed to H.E. Baxter and wife, Lockie K. Baxter by deed from W.H. Williams, et al ,of record in Book 1174, page 15, Register's Office for Davidson County, Tennessee; thence south 33 degrees 45 minutes east with the center of said Pike 80 feet to a point; thence south 35 degrees east 75.7 feet to a point; thence leaving said Pike south 53 degrees 30 minutes west 153.1 feet to an iron pin; thence north 30 degrees 20 minutes west 167.7 feet to an iron pin; thence north 58 degrees 30 minutes east 140.6 feet to the point of beginning containing 0.55 acre, more or less.

The grantor hereby conveys and gives to the grantees, their heirs and assigns, a perpetual right to use water from a well located approximately 25 feet southeastwardly from the southwest corner of the hereinabove described property and are granted an easement over the property of Grantor for the purpose of laying a pipe line from said well to the above described property together with the right to enter said property and repair the water lines whenever necessary – **IF APPLICABLE.**

TRACT B:
A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Donald R. Carver, April 12, 1978, as follows:

Beginning at a point in the southwest corner to the tract of land conveyed to Glenna Baxter Johnson and husband, Harvey L. Johnson, of record in Book 2604, page 413, Register's Office for Davidson County, Tennessee; thence south 53 degrees 30 minutes west 80 feet to a point; thence north 30 degrees 20 minutes west 174.70 feet to a point; thence north 58 degrees 30 minutes east 80 feet to a point, the northwest corner of the land conveyed to Glenna Baxter Johnson and husband, Harvey L. Johnson by deed of record in Book 2604, page 413, Register's Office for Davidson County, Tennessee; thence south 30 degrees 20 minutes east 167.70 feet to the point of beginning, containing 0.31 acre, more or less.

The subject property consisting of Tracts A and B above being further described in the attached plat of record in Book 5278, page 241, Register's Office for Davidson County, Tennessee and together are also known as Tax Map 8, Parcel 22.

BEING the same property conveyed to Deborah A. Shepard, by Quitclaim Deed from Roy C. Shepard, dated 12/23/10 and recorded 12/29/10 in Instrument No. 20101229-0103300; and being the same property previously conveyed to Deborah A. Shepard and Roy C. Shepard, wife and husband, by Warranty Deed from Jeremy Scott Johnson, Trustee of the Jeremy Scott Johnson Trust dated December 8, 2008, dated 11/22/10 and recorded 11/24/10 in Instrument No. 20101124-0094198, in the Register's Office of Davidson County, Tennessee.

Deborah A. Shepard is now known as Deborah A. Shepard Moore.