BILL GARRETT, Davidson County
Trans:T20130031088 DEEDWARR
Recvd: 04/16/13 11:49 3 pgs
Fees:18.00 Taxes:5550.00
20130416-0037781

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 13030078

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $1,500,000.00

Affiant

Subscribed and sworn to before me, this15th day of April, 2013.

Notary Public
My Commission Expires: 6-26-16

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chris Tompkins and Jessica Tompkins 5910 Hillsboro Pike Nashville TN 37215	~~New Owner~~ Avenue Bank 2823 Cleghorn Ave Nashville TN 37215	Tax Parcel ID No. 140-00-0-058.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Ann McCready, Trustee with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chris Tompkins and Jessica Tompkins, Husband and Wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 2 as shown on the Resubdivision of Dough Smith Property of record in Book 5200, Page 698, Register's Office for Davidson County, Tennessee, and being a part of Lot Number 6 on the Plan of W.W. Mooney Lands, of record in Minute Book 4, Page 191, Register's Office for Davidson County, Tennessee, and as described by a survey by Gaffron and Jeffers in November of 1983:

Beginning at a point in the center of a private driveway easement, 20 feet wide, separating this property and the property of David L. Rollins, which point is 494.33 feet along said easement and East of the Easterly margin of Hillsboro Pike and proceeding away from said easement along the Lawrence M. Lipman Easterly most boundary, North 88 deg. 04 min. 11 sec. East, 169.92 feet; thence North 25 deg. 51 min. 02 sec. East, 430 feet; along Hugh Stallworths Southerly line South 64 degrees 55 minutes 58 seconds East 497.70 feet; thence North 27 deg. 24 min. 23 sec. East, 97.27 feet; thence South 71 deg. 22 min. 40 sec. East 87.68 feet; thence along the J.W. Roland property line, South 28 deg. 16 min. 26 sec. West 337.43 feet; thence South 82 deg. 58 min. 14 sec. West 244.83 feet; thence North 87 deg. 00 min. 58 sec. West, 398.74 feet; thence North 77 deg. 23 min. 32 sec. West, 85.64 feet; thence along a 20 foot driveway easement, North 47 deg. 16 min. 04 sec. West, 70 feet to the beginning, containing 5.46 acres.

Included in the above described property but excluded therefrom is an old family burial ground approximately 26 feet wide and 90 feet long and lying in the Northeasterly most corner of the above described property with easement of record in Book 1196, Page 650, Register's Office for Davidson County, Tennessee.

Tract II:

A certain tract or parcel of land being a portion of Map 144, parcel 80 in the Assessor's Office for Davidson County, Tennessee and being part of Lot No. 1 as shown on the Resubdivision of Dough Smith Property of record in Book 5200, Page 698, Register's Office for Davidson County, Tennessee, and being a part of Lot No. 6 on the Plan of W.W. Mooney Lands of record in Minute

Book 4, Page 191, Register's Office for Davidson County, Tennessee and being more particularly described as follows, shown on the driveway location survey for Daniel Hightower by A & A Engineers, Inc. dated January 24, 1996:

Beginning at the Northwestern most point of the property conveyed to Daniel R. Hightower in Book 8131, Page 633, Register's Office for Davidson County, Tennessee and being the Southwestern most point of the herein described tract of land and beginning at the center line of an access easement; thence being the common line between the Hightower property and the herein described tract North 88 deg. 04 min. 11 sec. East 169.92 feet to an iron pin; thence along the Westerly property line of Hightower for 52.14 feet to a new iron pin set; thence along the Southerly most line of the property conveyed to Lawrence M. Lipman of record in Book 6181, Page 481, said Register's Office and being the Northerly most line of the herein described tract North 81 deg. 10 min. 04 sec. East 216.18 feet to the center of an access easement; thence along the center line of said access easement North 47 deg. 16 min. 04 sec. West 28.67 feet to the point of beginning and containing 0.15 acre, more or less.

Being the same property conveyed to Mary Ann McCready, Trustee with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary by Warranty Deed from Barney Byrd and wife, Elena C. Byrd, recorded on the 19th day of August, 2005 in Instrument No. 20050819-0099146, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF DOUGH SMITH PROPERTY, as recorded in Plat Book 5200, Page(s) 698.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Private Water Mains and Appurtenances, recorded in Book 8067, Page 689.

Easement for Driveway and Maintenance, recorded in Book 1118, Page 112.

Easement for Ingress and Egress to and from family burial ground, recorded in Book 1196, Page 659.

Easement for Sanitary Sewer and Storm Drainage, recorded in Book 7753, Page 480 and Book 7808, Page 433.

Departments Codes Letter from Metropolitan Government recorded in Book 6214, Page 927, Book 7006, Page 179 and Book 7011, Page 179.

This is improved property located at 5910 Hillsboro Pike Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of April, 2013.

Mary Ann McCready, Trustee with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ann McCready, Trustee with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014