This Instrument Prepared By:
Bruce N. Oldham
OLDHAM & DUNNING, LLC
109 Public Square
Gallatin, Tennessee 37066

Davidson County DEEDWARRSP
Recvd: 04/29/13 11:40 4 pgs
Fees:23.00 Taxes:129.87
20130429-0042266

SEND TAX BILLS TO:

Troy Harper

2249 Crocker Springs Road

Goodlettsville, TN 37072

ADDRESS OF NEW OWNER:

Same

Map & Parcel 02300016300

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of money set forth below, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, FARM CREDIT SERVICES OF MID-AMERICA, FLCA, a corporation organized and existing under an act of Congress known as the Farm Credit Act of 1971, as amended, has this day bargained and sold and by these presents does hereby transfer and convey unto TROY HARPER, his heirs and assigns, forever, the following described land in Davidson County, Tennessee, to-wit:

LAND in the 1st Councilmanic District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin (old) in the westerly margin of Crocker Springs Road, the southeast corner of a tract of land which belongs to David R. Settles, having a deed reference in Deed Book 7983, page 570, R.O.D.C., TN the northeast corner of this tract and continuing with the margin of Crocker E, 24.12 feet to an iron pin to an iron pin (old); thence, S (old); thence with a curve to the distance of 205.15 feet, and a chord bearing of S 29 deg. 24' 12" E, 204.68 feet to an iron pin (old), in the westerly margin of Crocker Springs Road; thence with a new line, as follows: S 00 deg. 33' 08" W, 197.94 feet to an iron pin (new); thence, S 36 deg. 46' 02" E, 495.92 feet to an iron pin (new); thence, S 39 deg. 02' 06" W, 175.93 feet to an iron pin (new); thence, S 72 deg. 40' 31" W, 193.37 feet to an iron pin (new); thence, N 24 deg. 16' 00" W, 354.64 feet to an iron pin (new), thence, N 10 deg. 07' 43" W, 380.59 feet to an iron pin (new); thence, N 46 deg. 39' 48" W, 153.85 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to David R. Settles, thence, N 43 deg. 20' 12" E, 297.38 feet to the point of beginning, containing 5.70 acres, more or less, and shown as Tract 4, as surveyed by Steven E. Artz, dated May 21, 2001, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172.

AND BEING the same property conveyed to FARM CREDIT SERVICES OF MID-AMERICA, FLCA by deed dated December 18, 2012, from BRUCE N. OLDHAM, SUBSTITUTE TRUSTEE, of record in Instrument No. 20121220-0117259, Register's Office for Davidson County, Tennessee.

Property address: 2249 Crocker Springs Road, Goodlettsville, TN 37072.

The above description is taken from the prior deed of record. Subject to any easements, restrictions, zoning and building regulations, setback lines, and 2013 taxes, which have been prorated.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEE, his heirs and assigns, in fee simple forever.

GRANTOR for itself and its successors, does covenant with the said GRANTEE, his heirs and assigns, that it has not made, done, executed or suffered any act or thing whereby the above-described premises or any part thereof now or at anytime hereafter, shall or may be imperiled, charged or encumbered in any manner, provided, however, GRANTOR expressly disclaims any warranties or representations concerning any matters that would be disclosed by an accurate survey of the above property, including boundaries, amount of acreage, rights of parties in possession, encroachments, and easements, as well as any other matters not expressly provided herein. GRANTOR further covenants with the said GRANTEE, his heirs and assigns, that it will warrant and defend the title to the said premises against the lawful claims of all parties claiming by, through or under it, but no further or otherwise.

IN TESTIMONY WHEREOF, FARM CREDIT SERVICES OF MID-AMERICA, FLCA, has caused its corporate name to be signed hereto on this the 25th day of April, 2013.

FARM CREDIT SERVICES OF MID-AMERICA, FLCA

BY: Shane Patterson

TITLE: Acquired Property Manager

STATE OF TENNESSEE
COUNTY OF Jefferson

BEFORE me, a notary public for the state and county aforesaid, personally appeared Shane Patterson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Acquired Property Manager (title) of FARM CREDIT SERVICES OF MID-AMERICA, FLCA, the within named bargainor, a corporation, and that he or she, as such Officer, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Officer.

WITNESS my hand and official seal at Jefferson County Tennessee, this the 25th day of April, 2013.

Melissa D. Maness
NOTARY PUBLIC
My Commission Expires: May 7, 2013



STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 35,100.00.

Janice Singleton
AFFIANT

SUBSCRIBED and sworn to before me this the 25th day of April, 2013.

J C Ross
NOTARY PUBLIC

My Commission Expires: 3.17.16

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16