BILL GARRETT, Davidson County
Trans:T20130040714 DEEDWARR
Recvd: 05/16/13 08:53 3 pgs
Fees:18.00 Taxes:943.50

20130516-0049201

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Affiant

Subscribed and sworn to before me, this 9TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: April 13, 2015

(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eliot B. Houser and Kristine Houser, husband and wife	Pinnacle Bank	02900015500
	(NAME)	
5860 Eatons Creek Road	150 3rd Ave., South, Ste. 900	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Danny Young and wife, Jeannie Young, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eliot B. Houser and Kristine Houser, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1

LAND SITUATED IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LOCATED ONE MILE WEST OF HIGHWAY NO. 112 (US 41A) ON EATONS CREEK ROAD, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF EATONS CREEK ROAD 30 FEET OF THE NORTHWEST CORNER OF SCHOOL PROPERTY, RUNNING SOUTH 20 WEST 177 FEET TO AN IRON PIN, BEING THE SOUTHWEST CORNER OF SCHOOL LOT, THENCE SOUTH 80.00' EAST 377 FEET TO AN IRON PIN, THIS PIN BEING JOHN VIDALE'S NORTHWEST CORNER ALSO CASPER AITA'S SOUTHWEST CORNER; THENCE SOUTH LO 30' WEST 246 FEET TO AN IRON PIN IN EVANS' NORTH BOUNDARY LINE, TURNING AND RUNNING NORTH 880 30' WEST 255.9 FEET WITH EVANS' NORTH LINE TO AN IRON PIN, THIS PIN BEING EVANS' NORTH WEST CORNER; THENCE SOUTH LO 30' WEST 300 FEET TO AN IRON PIN IN DUGGER'S NORTH BOUNDARY LINE; THENCE NORTH 870 FEET WEST WITH DUGGER'S NORTH BOUNDARY LINE 815.5 FEET TO AN IRON PIN ON THE SIDE OF THE HILL, THIS POINT BEING MASSEY'S SOUTHEAST CORNER, THENCE NORTH 30 EAST 634 FEET A SPIKE THIS POINT BEING ZIMMERLE'S SOUTHWEST CORNER; THENCE, NORTH 870 EAST 150 FEET TO AN IRON PIN, THIS PIN BEING ZIMMERLE'S SOUTHEAST CORNER; THENCE NORTH 30 EAST 290 FEET TO A SPIKE IN THE CENTER OF EATON'S CREEK ROAD; THENCE SOUTH 870 EAST 309 FEET TO THE P.C. OF CURVE EATONS CREEK ROAD; THENCE SOUTH 870 EAST 309 FEET TO THE P.C. OF CURVE; THENCE WITH THE CENTER OF ROAD NORTH 870 35' EAST 100 FEET NORTH 820 10' EAST 100 FEET, NORTH 760 45' EAST 100 FEET, NORTH 71 DEGREES 20' EAST 100 FEET, NORTH 650 55' EAST 100 FEET, NORTH 60 DEGREES 30; 100 FEET TO THE BEGINNING, CONTAINING 21.04 ACRES, MORE OR LESS, LOCATED ABOUT ONE MILE WEST OF HIGHWAY 112.

INCLUDING BUT EXCLUDING THEREFROM A TRACT OF LAND CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED FROM REGISTER'S OFFICE OF SAID COUNTY, OF RECORD IN BOOK 3895, PAGE 136, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE EATON'S CREEK ROAD; THENCE LEAVING THE CENTER OF EATON'S CREEK ROAD SOUTH 80 29' WEST AND CONTINUING ALONG THE PROPERTY LINE BETWEEN THE DICKENS AND THE METROPOLITAN BOARD OF EDUCATION 179.15 FEET TO A COMMON CORNER OF DICKENS, AITA AND THE BOARD OF EDUCATION;

WARRANTY DEED
(Continued)

THENCE SOUTH 60 43' EAST ALONG THE PROPERTY LINE OF DICKENS AND AITA 377.15 FEET TO A 12" POST; THENCE SOUTH 30 17" WEST ALONG THE PROPERTY LINE OF DICKENS AND VIDALE, 247.19 FEET TO A CONCRETE MONUMENT; THENCE NORTH 860 22" WEST ALONG THE PROPERTY LINE OF DICKENS AND BARFIELD 179 FEET TO A CONCRETE MONUMENT; THENCE NORTH LO 34' WEST 693.16 FEET TO THE CENTER LINE OF EATON'S CREEK ROAD; THENCE NORTHEASTERLY ALONG THE CENTER OF EATON'S CREEK WITH A CURVE HAVING A RADIUS OF 819.02 FEET, 215.85 FEET TO THE POINT OF THE BEGINNING, AND CONTAINING 3.11 ACRES MORE OR LESS, ACCORDING TO A SURVEY MADE BY WILLIAM COLLIER PARRISH, DATED OCTOBER 12, 1964.

TRACT 2

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING ABOUT ONE MILE WEST OF HIGHWAY 112, NEAR EATON'S CREEK ROAD AS FOLLOWS:

BEGINNING AT A CORNER OF MASSEY-DICKENS AND THE PROPERTY HEREIN CONVEYED; THENCE SOUTH 3 DEGREES WEST 462 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES EAST 382 FEET; THENCE NORTH 3 DEGREES 30' EAST 434.9 FEET; THENCE NORTH 87 DEGREES WEST 381.8 FEET TO THE POINT OF THE BEGINNING, CONTAINING 3.95 ACRES, ACCORDING TO THE SURVEY OF C. J. CARNEY, SURVEYOR, DATED APRIL 18, 1958.

BEING THE SAME PROPERTY CONVEYED TO DANNY YOUNG AND WIFE, JEANNIE YOUNG BY EXECUTOR'S QUITCLAIM DEED OF RECORD BY INSTRUMENT NO. 20121022-0096515, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5860 Eatons Creek Road, 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/our hand(s) this 9th day of May, 2013.

Danny Young **Individually and Executor**

Jeannie Young

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danny Young and wife, Jeannie Young, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of May, 2013.

WARRANTY DEED
(Continued)

Mary Birthright
Notary Public

My Commission Expires: 11-3-15



(SEAL)

RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Ste. 101
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Danny Young, Executor of the Estate of Lena Virginia Young Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the he executed the within instrument in the capacity and for the purpose therein contained.

Witness my hand and official seal at Nashville, Tenn, this 9th day of May 2013.

Mary Birthright
Notary Public at Large

My commission expires: 11-3-15