BILL GARRETT, Davidson County
Trans: T20130080799 DEEDWARR
Recvd: 09/18/13 10:22 2 pgs
Fees: 13.00 Taxes: 196.10
20130918-0098232

THIS INSTRUMENT PREPARED BY:
WEBB SANDERS PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
James Stevens 475 West End St. Cookeville, TN 38501	New Owner	003300008500

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Billy K. Jared, Trustee of the Jared Revocable Living Trust dated April 23, 2012 (the "Grantor") has bargained and sold, and hereby transfers and conveys, to James Stevens, his heirs and assigns (collectively, the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

LAND IN THE THIRD (3RD) COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE MAP SHOWING SUBDIVISION OF THE NORTH PART OF THE D. M. MOORE'S LANDS AS OF RECORD IN BOOK 843, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, JOB NUMBER 2013-166, DATED SEPTEMBER 5, 2013 AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) ON THE NORTHERLY MARGIN OF DICKERSON PIKE, A 80 –FOOT WIDE RIGHT-OF-WAY, AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO METROPOLITAN GOVERNMENTOF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AS OF RECORD IN DEED BOOK 4271, PAGE 450, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO BEING THE NORTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT: THENCE,

1. WITH THE NORTHERLY MARGN OF SAID DICKERSON PIKE, SOUTH 59 DEGREES 56 MINUTES 10 SECONDS WEST, 121.00 FEET TO AN IRON ROD (FOUND) AT THE NRTHEASTERLY PROPERTY CORNER OF LOT NO. 1 AS SHOWN ON THE FINAL PLAT OF WILLOW VILLAGE AS OF RECORD IN INSTRUMENT NO. 200000706-0067000, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

2. LEAVING THE NORHTERLY MARGIN OF SAID DICKERSON PIKE, AND WITH THE EASTERLY BOUNDARY LINE OF SAID WILLOW VILLAGE SUBDIVISION, NORTH 31 DEGREES 34 MINUTES 13 SECONDS WEST, 391.33 FEET TO AN IRON ROD (FOUND); THENCE,

3. NORTH 02 DEGREES 47 MINUTES 53 SECONDS EAST, 153.26 FEET TO AN IRON ROD (FOUND) IN THE NORTHWESTERLY PROPERTY LINE OF THE AFOREMENTIONED METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE PROPERTY; THENCE,

4. WITH THE WESTERLY PROPERTY LINE OF SAID METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE PROPERTY, SOUTH 35 DEGREES 21 MINUTES 07 SECONDS EAST, 522.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 48,385 SQUARE FEET OR 1.111 ACRES, MORE OR LESS AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 2011.

Being the same property conveyed by Warranty Deed from Daisy Kittrell, a widow to Billy Knowles Jared and wife, Eva Faye Jared as recorded in Deed Book 2448, Page 527 and Quitclaim Deed from Billy Knowles Jared to Billy K. Jared, Trustee of the Jared Revocable Living Trust dated April 23, 2012 as

recorded on the 4th day of December, 2012 in Instrument No. 20121204-0111245, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1251 S. Dickerson Road, Goodlettsville, TN 37072

Said property is conveyed subject to the following matters:

1. Real property taxes for 2013 and subsequent years, not yet due and payable.
2. Agreement for Dedication of Easement as set forth in instrument recorded in Book 6813, Page 539 and Book 7295, Page 937, said Register's Office.
3. All matters shown on plat of record in Book 843, Page 63, said Register's Office.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 16th day of September 2013.

Billy K. Jared, Trustee

Billy K. Jared, Trustee of the Jared Revocable Living Trust

STATE OF TENNESSEE)

COUNTY OF Sumner)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $53,000.00.

Affiant

Sworn to and subscribed before me this 16th day of September, 2013.

Notary Public

GINA E. HUTSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires:
3-28-15

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Billy K. Jared, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Jared Revocable Living Trust and is authorized by the Trust to execute this instrument as such Trustee.

WITNESS my hand, at office, this 16th day of September, 2013.

Notary Public

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires:
03/01/2016