BILL GARRETT, Davidson County
Trans:T20130082001 DEEDWARR
Recvd: 09/23/13 09:35 3 pgs
Fees:18.00 Taxes:1054.50
20130923-0099601

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me, this 13TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/21/15

(AFFIX SEAL)

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 NUMBER
David Rogers and wife, Lori Perkins Rogers	Pinnacle Bank	03000026000
	(NAME)	
4950 Whites Creek Pike	150 3rd Ave., South, Ste. 900	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	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 Charles D. Spurlock, Jr. and wife, Carol Spurlock, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Rogers and wife, Lori Perkins Rogers, 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:

A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS PER THE SURVEY OF STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/B/A, STEVEN E. ARTZ AND ASSOCIATES, INC., DATED DECEMBER 18, 2003, AS FOLLOWS:

BEGINNING AT AN IRON PIN (OLD), THE SOUTHEAST CORNER OF A TRACT OF LAND WHICH BELONGS TO ROBERT D. ANDERSON, HAVING A DEED REFERENCE IN DEED BOOK 11087, PAGE 415, RODCT, THE SOUTHWEST CORNER OF A TRACT OF LAND WHICH BELONGS TO WILLIAM S. ROACH, HAVING A DEED REFERENCE OF INSTRUMENT NUMBER 200201228259, RODCT; THE NORTHEAST CORNER OF THIS TRACT, AND CONTINUING, AS FOLLOWS: S 17 DEG. 00' 50" E, 307.27 FEET TO AN IRON PIN (OLD), THE SOUTHEAST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO WILLIAM S. ROACH, THE SOUTHWEST CORNER OF A TRACT OF LAND WHICH BELONGS TO GERALD LANDON APLIN, HAVING A DEED REFERENCE OF INSTRUMENT NO. 2002111943643, RODCT; THENCE, S 16 DEG. 58' 11" E, PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO GERALD LANDON APLIN, AND A TRACT OF LAND WHICH BELONGS TO STELLA AND THELMA GILLIAM, HAVING A DEED REFERENCE OF INSTRUMENT NUMBER 20030718101061, RODCT, AND CONTINUING IN ALL, 987.08 FEET TO AN IRON PIN (OLD), IN THE WESTERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO STELLA AND THELMA GILLIAM, A CORNER OF A TRACT OF LAND WHICH BELONGS TO REBA LOUISE MORELAND, HAVING A DEED REFERENCE IN BOOK 1850, PAGE 506, RODCT; THENCE, S 85 DEG. 23' 13" W, 404.66 FEET TO AN IRON PIN (NEW), IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO REBA LOUISE MORELAND; THENCE WITH A NEW LINE, AS FOLLOWS: N 16 DEG. 18' 26" W, 951.01 FEET TO AN IRON, PIN (NEW); THENCE, N 39 DEG. 15' 36" E, 462.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 10.03 ACRES.

THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO A 40-FOOT GAS LINE EASEMENT OF RECORD IN BOOK 1361, PAGE 109, RODCT.
THE ABOVE DESCRIBED TRACT OF LAND IS SERVED BY A RIGHT-OF-ROADWAY, OF RECORD IN BOOK 7547, PAGE 844, RODCT.
ALSO CONVEYED WITH THE ABOVE-DESCRIBED TRACT OF LAND IS THE FOLLOWING 50-FOOT INGRESS, EGRESS AND UTILITY EASEMENT, MORE PARTICULARLY DESCRIBED AS PER A SURVEY BY STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/B/A, STEVEN E. ARTZ AND ASSOCIATES, INC., DATED DECEMBER 18, 2003, AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING LOCATED FROM AN IRON PIN (OLD), THE SOUTHEAST CORNER OF A TRACT OF LAND WHICH BELONGS TO ROBERT D. ANDERSON, HAVING A DEED REFERENCE IN BOOK 11087, PAGE 415, RODCT, THE SOUTHWEST CORNER OF A TRACT OF LAND WHICH BELONGS TO WILLIAM S. ROACH, HAVING A DEED REFERENCE OF

WARRANTY DEED
(Continued)

INSTRUMENT NUMBER 200201228259, RODCT, S 39 DEG. 15' 36" W, 29.65 FEET, TO THE POINT OF BEGINNING, THE SOUTHEAST CORNER OF THIS TRACT, AND CONTINUING WITH A NEW LINE, AS FOLLOWS: S 39 DEG. 15' 36" W, 75.69 FEET; THENCE, N 01 DEG. 45' 03" W, 49.04 FEET; THENCE, N 17 DEG. 27' 30" W, 17.41 FEET; THENCE, N 26 DEG. 51' 24" W, 30.96 FEET; THENCE, N 07 DEG. 44' 51" E, 39.02 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO MARY JEAN BAXTER, HAVING A DEED REFERENCE OF INSTRUMENT NUMBER 19999120900301468, RODCT; THENCE N 39 DEG. 15' 36" E, 68.58 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO MARY JEAN BAXTER; THENCE WITH A NEW LINE, AS FOLLOWS: S 11 DEG. 42' 13" E, 42.51 FEET; THENCE, S 07 DEG. 44' 51" W, 41.82 FEET; THENCE S 26 DEG. 51' 24" E, 19.50 FEET; THENCE, S 17 DEG. 27' 30" E, 27.19 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.15 ACRES.

BEING THE SAME PROPERTY CONVEYED TO CHARLES D. SPURLOCK, JR. BY DEED FROM CHARLES D. SPURLOCK. AND WIFE, VIRGINIA FAYE SPURLOCK OF RECORD IN INSTRUMENT NO. 20040812-0097752, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

CAROL SPURLOCK JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

CHARLES D. SPURLOCK AND WIFE, VIRGINIA FAYE SPURLOCK JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL INTEREST THEY MAY HAVE IN THE LIFE ESTATE RETAINED BY INSTRUMENT NO. 20040812-0097752, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 4950 Whites Creek Pike, Whites Creek, TN 37189
(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 13th day of September, 2013.

WARRANTY DEED
(Continued)

Charles D. Spurlock, Jr.

Carol Spurlock

Charles D. Spurlock

Virginia Faye Spurlock

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles D. Spurlock, Jr.,and wife, Carol Spurlock and Charles Spurlock and wife, Virginia Faye Spurlock, 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 13th day of September, 2013.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
Freedom Title Services, LLC
109 Hazel Path, Ste. 2
Hendersonville, TN 37075