File No.: 13091978

WARRANTY DEED

BENJAMIN J CARRIER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Lynn Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2013.

Benjamin J. Carrier
Notary Public

MY COMMISSION EXPIRES: 06/09/2016

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130083079 DEEDWARR
Recvd: 09/25/13 16:10 4 pgs
Fees:23.00 Taxes:1295.00
20130925-0100894

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
B & T, LLC	B & T, LLC	P/O 044 00 0 01100
(NAME) P. O. Box 331973	(NAME) P. O. Box 331973	
(ADDRESS) Murfreesboro, TN 37133-1973	(ADDRESS) Murfreesboro, TN 37133-1973	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Billy R. Clemmons, John E. Clemmons, and Amelia F. Woods**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **B & T, LLC**, a Tennessee limited liability company, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel 1:

Land in Davidson County, Tennessee, and being all of Tract No. 2 of the Boundary/Division Survey, Clemmons et al, as depicted on Exhibit A, attached hereto and incorporated herein by reference, which tract is more particularly described as follows:

Being a certain tract or parcel of land lying and being in the Eleventh Councilmanic District of Davidson County, Tennessee, in the City of Nashville (Old Hickory), located on Tax Map 044, as a portion of Parcel 11.00, and is a portion of the Burnice E. and Gladys J. Clemmons property recorded as Instrument Number 20011121-0127927, R.O.D.C.T., and is more particularly described as follows:

Commencing at a ½" Rebar (O) w/ Rainey Cap in the west right-of-way of Robinson Road, this being the northeast parent tract corner of Clemmons and the southeast corner of the Knoll Subdivision, Section I (2330/094); thence S 13°49'16" E a distance of 323.07' to a ½" Rebar (N) w/ Sexton Cap in the west right-of-way of Robinson Road, this being the southeast corner of Tract 1, this survey, and the northeast corner of the property described herein and the Point of Beginning of Tract 2, this survey; thence with the aforementioned right-of-way on a curve to the left having an arc length of 285.07' and a radius of 1712.31' (chord bearing of S 20°05'44" E, chord length of 284.74') to a ½" Rebar (N) w/ Sexton Cap, this being the northeast corner of Tract 3, this survey, and the southeast corner of the property described herein; thence leaving the right-of-way of Robinson Road and with Tract 3 for two calls:
S 62°16'12" W a distance of 924.59' to a ½" Rebar (N) w/ Sexton Cap; S 12°14'04" W a distance of 533.30' to a ½" Rebar (N) w/ Sexton Cap in the east line of Tract 5, this being the southwestern most corner of Tract 3 and the

southernmost corner of the property described herein; thence leaving Tract 3 and with Tract 5 for two calls: N 48° 15'31" W a distance of 226.08' to a ½" Rebar (N) w/ Sexton Cap, this being the southwestern most corner of the property described herein; N 12°14'04" E a distance of 498.43' to a ½" Rebar (N) w/ Sexton Cap, this being a common corner of Tract 1 and Tract 5, this survey, the southernmost corner of Tract 1, and the northwest corner of the property described herein; thence leaving Tract 5 and with Tract 1 for two calls: N 62°16'12" E a distance of 684.79' to a ½" Rebar (N) w/ Sexton Cap; N 47°53'42" E a distance of 391.56' to the Point of Beginning containing 300926.94 square feet or 6.91 acres, more or less, according to a survey performed by Christopher Blake Sexton, RLS 2400, 805 Renaissance Avenue, Murfreesboro, TN 37129 on 03 August 2013.

Parcel 2:

Land in Davidson County, Tennessee, and being all of Tract No. 3 of the Boundary/Division Survey, Clemmons et al, as depicted on Exhibit A, attached hereto and incorporated herein by reference, which tract is more particularly described as follows:

Being a certain tract or parcel of land lying and being in the Eleventh Councilmanic District of Davidson County, Tennessee, in the City of Nashville (Old Hickory), located on Tax Map 044, as a portion of Parcel 11.00, and is a portion of the Burnice E. and Gladys J. Clemmons property recorded as Instrument Number 20011121-0127927, R.O.D.C.T., and is more particularly described as follows:

Beginning at a ½" Rebar (N) w/ Sexton Cap in the west right-of-way of Robinson Road, this being the northeast corner of Hopkins (6982/915) and the southeast corner of the property described herein; thence leaving the aforementioned right-of-way and with Hopkins
S 64°56'31" W a distance of 320.06' to an Angle Iron (O) at a fence corner, this being the northwest corner of Hopkins and the northernmost corner of other lands of Hopkins (200711140133789); thence leaving Hopkins and with other lands of Hopkins and generally with a fence for three calls: S 64°56'31" W a distance of 316.70' to an I-Beam (O) with a ½" Rebar (N) w/ Sexton Cap at base; S 11°22'30" W a distance of 757.30' to a ½" Rebar (N) w/ Sexton Cap; S 11°29'11" W a distance of 32.39' to a ½" Rebar (N) w/ Sexton Cap, this being a common corner of Tract 5, this survey, and the property described herein as well as the southernmost corner of the property described herein; thence leaving other lands of Hopkins and the fence and with Tract 5 N 48°15'31" W a distance of 380.71' to a ½" Rebar (N) w/ Sexton Cap, this being the southernmost corner of Tract 2, this survey, and the southwestern most corner of the property described herein; thence leaving Tract 5 and with Tract 2 for two calls: N 12°14'04" E a distance of 533.30' to a ½" Rebar (N) with Sexton Cap, this being the northwestern most corner of the property described herein; N 62°16'12" E a distance of 924.59' to a ½" Rebar (N) w/ Sexton Cap in the west right-of-way of Robinson Road, this being the southeast corner of Tract 2 and the northeast corner of the property described herein; thence leaving Tract 2 and with the aforesaid right-of-way on a curve to the left having an arc length of 182.29' and a radius of 1712.31' (chord bearing of S 27°54'53" E, chord length of 182.20') to the Point of Beginning containing 343088.43 square feet or 7.88 acres, more or less, according to a survey performed by Christopher Blake Sexton, RLS 2400, 805 Renaissance Avenue, Murfreesboro, TN 37129 on 03 August 2013.

Being a portion of the same property conveyed to Burnice E. Clemmons and Gladys J. Clemmons by Warranty Deed of record in Book 2143, page 19, of the Register's Office of Davidson County, Tennessee. Being further conveyed to Burnice E. Clemmons and Gladys J. Clemmons, as equal tenants in common, by Warranty Deed of record in Instrument 20011121-0127925, said Register's Office. The said Burnice E. Clemmons conveyed the subject property to Burnice E. Clemmons, a 99.5% interest; and John E. Clemmons, Amelia F. Woods and Billy R. Clemmons, with rights of survivorship as between them, a 0.5% interest by Quitclaim Deed of record in Instrument 20011121-0127926, said Register's Office. The said Gladys J. Clemmons conveyed to the subject property to Gladys J. Clemmons, a 99.5% interest; and John E. Clemmons, Amelia F. Clemmons and Billy R. Clemmons, with rights of survivorship as between them a 0.5% interest, by Quitclaim Deed of record in Instrument 20011121-0127927, said Register's Office. The said Burnice E. Clemmons having since died testate, devising his interest in the subject property to Gladys J. Clemmons as evidenced by his Last Will & Testament of record in Docket No. 07P-1200, in the Probate Court for Davidson County, Tennessee. The said Gladys J. Clemmons conveyed the subject property to John E. Clemmons, as to a one-third (1/3) undivided interest, as tenant in common, by Quitclaim Deed of record in Instrument 20130425-0041322, as corrected by Deed of Correction of record in Instrument 20130516-0049570, said Register's Office. The said Gladys J. Clemmons conveyed the subject property to Billy R. Clemmons, as to a 66% interest, by Quitclaim Deed of record in Instrument 201308160086486, said Register's Office. The interest in the above described real is estate is vested as follows: Billy R. Clemmons as to a sixty-six and one-third (66-1/3%) percent interest, John E. Clemmons as to a thirty-three and one-third (33-1/3%) percent interest and Amelia F. Woods as to a one-sixth (1/6%) percent undivided interest.

This conveyance is subject to Application for Greenbelt of record in Instrument 20021218-0156120; Perpetual Easement for Highway Purposes of record in Book 4401, page 68; Right of Way Deed for Highway Purposes of record in Book 5373, page 118 and Book 5394, page 228; Deed for an Easement for Sewer Line of record in Book 7412, page 31 and Book 7486, page 507; all of the Register's Office for Davidson County, Tennessee, and all matters set forth in the boundary survey attached hereto as Exhibit A.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as: Tract 2 Clemmons Boundary Survey Old Hickory, Tennessee 37138
Tract 3 Clemmons Boundary Survey Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 myself, my successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this 20th day of September, 2013.

Billy R. Clemmons

John E. Clemmons

Amelia F. Woods

State of Tennessee
County of Rutherford

Personally appeared before me Billy R. Clemmons, John E. Clemmons, and Amelia F. Woods with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of September, 2013.

Notary Public
My Commission Expires: 5/17/2014

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 13091978

EXHIBIT A

REV.	PREPARED FOR:	BOUNDARY / DIVISION SURVEY	TAX MAP REF.:	CHECKED BY:	C. BLAKE SEXTON RLS 2400
25 AUG 2013	CLIENT:	CLEMMONS, ET AL	SURVEYED BY: CBS, SAP	SCALE: 1" = 100'	805 Renaissance Avenue Murfreesboro, TN 37129 931-761-6875 (C) blakesexton@comcast.net
	ADAM HENSLEY BOB PARKS AUCTION MURFREESBORO, TN	LOCATED IN THE ELEVENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE IN THE CITY OF NASHVILLE (OLD HICKORY) AND IS A PORTION OF THE BURNICE E. & GLADYS J. ET AL PROPERTY RECORDED AS INSTRUMENT NUMBER 20011121-0127927, R.O.D.C.T.	DRAWING DATE: 08/01/2013	PROJECT NUMBER: 2013-018	
			DRAWN BY: CBS	FILE NAME: O:\PROJECTS\2013-018\2013-018_FINAL.dwg	



VICINITY MAP (NOT TO SCALE)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1712.31'	48.65'	48.65'	S 14°30'45" E	01°37'40"
C2	1712.31'	285.07'	284.74'	S 20°05'41" E	09°32'18"
C3	1712.31'	182.28'	182.20'	S 27°54'53" E	06°05'59"

0' 160' 320' 480'
Graphic Scale
1" = 160'

NOTE: BEARINGS ARE RELATIVE TO MAGNETIC NORTH -- 03 AUG 2013

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 11°29'33" E	41.63'
L2	S 30°14'49" E	100.00'
L3	N 41°49'43" E	49.18'
L4	N 41°49'06" E	33.58'
L5	N 42°29'41" E	13.13'
L6	S 30°14'49" E	106.51'
L7	S 33°43'20" W	48.86'
L8	N 30°43'28" W	33.79'

FLOOD NOTES:
Subject property is located within a flood hazard zone as shown by FEMA Flood Insurance Rate Map No. 47037C0114F. Property is located in Zone "AE", Zone "AE" is defined as areas inside the 100 Year Flood with base flood elevations determined. FEMA Flood Map Date: 04/20/2006. Base flood elevation is 428.00'.

NOTES:
THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND OTHER INFORMATION, AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT.

THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

PROPERTY IS ZONED R10, CS, & OR20.

THIS PARCEL IS SUBJECT TO THE FOLLOWING:
SEWER EASEMENT AS RECORDED IN BK 7412, PG 031 & BOOK 7486, PG 507.
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES AS RECORDED IN BK 4401, PG 088.
RIGHT-OF-WAY DEED FOR HIGHWAY PURPOSES AS RECORDED IN BK 3373, PG 118 & BK 3394, PG 778

LEGEND
- = ½" Rebar (O) or Iron Pipe (O)
- = ⅝" Rebar (N) w/ Sexton Cap
- = Utility Pole
- = Fence Post (O) or Point
- = Concrete Monument (O)
- = Nail (N) Unless Otherwise Noted
- = Manhole
- = Light Pole
- = Valve
- = Fire Hydrant
- = Tree Recovered
- = Property Line
- = Fence Line
- = Centerline of Road
- = Electric

CERTIFICATE OF ACCURACY

I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is greater than 1 : 10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications set forth by the State of Tennessee.

Date

Christopher Blake Sexton RLS 2400

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