STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18 DAY OF October, 2013.

NOTARY PUBLIC

My Commission expires: 8-13-14

CHEATHAM COUNTY TENN. STATE OF TENNESSEE NOTARY PUBLIC DANA L. AUSTIN

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 13090006

Address of New Owner
Michael G. Chambless and
Angelika G. Chambless,
husband and wife
164 Village Way
Clarksville, TN 37043

Send Tax Bills To:
Same

Tax Information:
046-00-0-163.00

# Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Larry C. Baker, Executor for The Estate of Gary H. Baker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **Michael G. Chambless and Angelika G. Chambless, husband and wife,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

**See Exhibit A**

BILL GARRETT, Davidson County
Trans:T20130091798 DEEDWARR
Recvd: 10/25/13 11:23 3 pgs
Fees:18.00 Taxes:444.00
20131025-0111366

This is improved property generally located:
Bull Run Road, Ashland City, TN 37015

**SUBJECT TO THE FOLLOWING:**

1. 2013 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

**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. I do covenant with said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Larry C. Baker, Executor for The Estate of Gary H. Baker** has caused this instrument to be executed, this the 18 day of October, 2013.

**The Estate of Gary H. Baker**

**Larry C. Baker, Executor**

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Larry C. Baker, Executor for The Estate of Gary H. Baker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 18 day of October, 2013.

My commission Expires: 8.13.14

NOTARY PUBLIC

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY, TENN.

**Exhibit A**

Beginning at an iron rod situated in the southerly margin of Bull Run Road, said point being North 70° 26' 35" East, a distance of 360.83 feet from the northeast corner of the property conveyed to John Barns and wife, of record in Book 8616, page 804, R.O.D.C., Tennessee.

Thence, along said road, North 70° 26' 35" East, a distance of 22.30 feet to an iron rod;

Thence, around a curve to the center angle of 37° 05' 32", a radius of 492.00 feet, a length of 318.51 feet, a chord which bears North 88° 59' 22" East, a distance of 312.98 feet to an iron rod;

Thence, South 72° 27' 52" East, a distance of 25.54 feet to an iron rod;

Thence, leaving said road South 21° 30' 23" East, a distance of 736.08 feet to an iron rod;

Thence, South 45° 48' 22" East, a distance of 2421.70 feet to an iron rod situated in the northerly line of the property conveyed to James Lewis of record in Book 4988, page 827, R.O.D.C., Tennessee;

Thence, with Lewis's line South 40° 23' 33" West, a distance of 245.88 feet to an iron rod;

Thence, South 69° 04' 23" West, a distance of 69.20 feet to an iron rod;

Thence, North 83° 38' 55" West, a distance of 233.80 feet to an iron rod;

Thence, North 71° 43' 01" West, a distance of 38.79 feet to an iron rod;

Thence, South 50° 14' 31" West, a distance of 220.73 feet to an iron rod;

Thence, leaving Lewis's line North 34° 41' 06" West, a distance of 2318.38 feet to an iron rod;

Thence, North 26° 12' 56" West, a distance of 865.44 feet to the point of beginning, containing 32.01 acres of land more or less.

Being the same property conveyed to GARY H. BAKER, by deed from MARGARETTE B. HILL, of record in Book 10075, page 937, dated May 29, 1996, Register's Office of Davidson County, Tennessee. Further being the same property vesting in Larry C. Baker, Executor, upon the death of Gary H. Baker, having since died on May 22, 2013, by operation of his Last Will and Testament of record in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 13P-1510.