This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 008000
PARCEL: 08500

New Owners Address & Send Tax Bills to:
Mickey Lee Hudgins
5228 Lickton Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20130093529 DEEDWARR
Recvd: 11/01/13 09:26 3 pgs
Fees:18.00 Taxes:251.60
20131101-0113377

WARRANTY DEED

THIS INDENTURE, made this 30th day of October, 2013 between

Shellee Catignani

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Mickey Lee Hudgins

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A tract of land located in the Fourteenth Civil District (formerly the Twenty-Fourth Civil District) of Davidson County, Tennessee, fronting on the west side of the US Highway No. 431 and also fronting on both sides of Baxter Road near Joelton, Tennessee, containing 55.8 acres more or less, according to a survey made by Paul DeWitt Settle, C.E. in July of 1966 and being more specifically described as follows:

Commencing at a point in the southeast corner of said tract; thence N 7 deg. 3 l min. E 639.10 feet to a point in the westerly margin of US Highway 431; thence along the westerly margin of said US Highway 431 as follows: N 48 deg. 59 min. W 84.92 feet to a point: thence in a curve to the left, said curve having a radius of 3193.7 feet for a distance of 399.59 feet to a point; thence N 56 deg. 03 min. W 68.75 feet to a point in the center of Baxter Road; thence continuing N 56 deg. 03 min. W 232.40 feet to a point; thence in a curve to the right, said curve having a radius of 867.53 feet for a distance of 103.72 feet to a point; thence 49 deg. 16 min. W 99.70 feet to a point; thence in curve to the right, said curve having a radius of 465.33 feet for a distance of 103.71 feet to a point; thence N 36 deg. 08 min. W 57.39 feet to a point; thence in a curve to the right, said curve having a radius of 719.7 feet for a distance of 207.26 feet to a point: thence N 19 deg. 30 min. W 150.07 feet to the northeast corner of said tract (the total frontage on said US Highway No. 431 being 1507.51 feet); thence leaving the westerly margin of said US Highway No. 431 and going S 71 deg. 05 min. W 956.78 feet to a point; thence S 32 deg. 40 min. W 388.24 feet to a point; thence S 7 deg. 25 min. E 699.00 feet to a point in the center of Baxter Road; thence along the center of Baxter Road N 83 deg. 29 min. E 395 feet to a point; thence leaving Baxter Road and going S 7 deg. 16 min. E 495 feet to a point; thence N 85 deg. 02 min. E 1494.65 feet to the point of beginning.

Included in the above, but specifically excluded there from are the following tracts of land:

Tract 1: A Tract of land located in the Fourteenth Civil District (formerly the Twentyfourth Civil District) of Davidson County, Tennessee, fronting on the west side of the US Highway No. 431 and also fronting on the north side of Baxter Road near

Joelton, Tennessee, containing 28.99 acres more or less according to a survey made by Tommy E. Walker & Associates, August 22, 1986, and being more specifically described as follows:

Commencing at a point on the westerly margin of US Highway No. 431 and the centerline of Baxter Road, said point being the southeasterly corner of said tract; thence in a westerly direction along the centerline of said Baxter Road a distance of 1645.01 feet; to a point being the southeasterly corner of said tract; thence N 06 deg. 03 min. 19 sec. E 900.34 feet to an iron pin; thence N 39 deg. 17 min. 19 sec. E 161.84 feet to an iron pin; thence 85 deg. 00 min. 12 sec. E 965.94 feet to the westerly margin of US Highway No. 431; thence in a southerly direction along the said westerly margin of US Highway No. 431 a distance of 952.98 feet to the point of beginning.

Tract 2: Land in Davidson County, Tennessee being described according to a survey made by Tommy E. Walker, August 28, 1986, and being described as follows:

Beginning at a RR Spike in the centerline of Baxter Road, said point being the southwest comer of this tract and the southeast corner of the Miller property described in Book 5345, page 988, Register's Office Davidson County, Tennessee; thence N 6 deg. 3 min. 19 sec. E 716.56 feet to an existing corner stone near a fence post; thence N 39 deg. 17 min. 19 sec. E 219.02 feet to an iron pin; thence S 6 deg. 3 min. 19 sec. W 900.34 feet to a point in the centerline of Baxter Road; thence with the centerline of Baxter Road N 83 deg. 38 min. 9 sec. 120 feet to the point of beginning, being 2.23 acres more or less.

Tract 3: Being a tract of land in the 1st Councilmanic District of said County and more accurately described according to a survey by Tommy W. Walker (Lic. No. 1465) dated Sept 9, 1997 as follows:

Beginning at an iron pin in the southwest margin of US Highway 431, said pin being a common corner to the Hunley property; thence now leaving said margin with said Hunley S 19 deg. 47 min. 06 sec. W 639.13 feet to an iron pin; thence N 82 deg. 11 min. 48 sec. W 430.00 feet to an iron pin; thence N 02 deg. 27 min. 12 sec. E 897.90 feet to a point in the center of Baxter Road (witness pin in row); thence with said road center N 75 deg. 01 min. 48 sec. E 253.54 feet to a PK Nail in the intersection of said center of Baxter Road and the southwest margin of said US Highway No. 431; thence with said margin S 44 deg. 11 min 09 sec. E 68.62 feet to a point; thence with said margin and a curve to the left (I=7 deg. 03 min. 51 sec., R=3237.66 feet, LC=398.92 feet, CB=S 40 deg. 39 min. 22 sec. E) for a curve distance of 399.17 feet to a point; thence S 37 deg. 07 min. 26 sec. E 84.92 feet to the point of beginning containing 11.00 acres, more or less.

Tract 4: A vacant Parcel of land being the easterly part of the Ada Frances McCormac Trust Property situated in the 1st Councilmanic District of Davidson County, Tennessee, recorded as Instrument 20041022-0127553, and described by an unrecorded survey by John D. McCormick, RLS No. 674, dated March 10, 2009 and revised April 20, 2009, as follows:

Beginning at a new iron rod in the southerly margin of Baxter Road, said point being the northwest corner of the Bethel Church of Christ property recorded in Book 10666, page 253, RODC, TN, and being the northeast corner of herein described tract; thence along the Bethel Church of Christ property, S 2 deg. 27 min. 12 sec. W a distance of 879.53 feet to an existing iron rod; thence along the northerly line of TH Riley property (Book 214, page 86), N 82 deg. 14 min. 27 sec. W a distance of 512.0 feet to a new iron rod; thence N 8 deg. 14 min. 45 sec. W a distance of 645.61 feet to a new iron rod in the southerly margin of Baxter Road; thence along said margin, N 75 deg. 00 min. 50 sec. E to a distance of 660.0 feet to the point of beginning, containing 10.004 acres, more or less.

Being the same property conveyed to Shellee Catignani by Quitclaim Deed dated 3/13/12 from Terry Catignani of record in Instrument No. 20120321-0023905 and by Warranty Deed dated 5/13/10 from Daniel McCormac, as Co-Trustee of the Ada Frances McCormac Living Trust, established by the Revocable Trust Agreement of Ada Frances McCormac, dated January 27, 2004, as amended March 2, 2009, Register's Office for Davidson County, Tennessee.

This is ( ) improved (X) unimproved property known as: 0 Baxter Road, Joelton, TN 37080.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Shellee Catignani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shellee Catignani, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 30th day of October, 2013.

Karen B. Heavener
Notary Public

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $68,000.00.

Affiant

Sworn to and subscribed before me, this 30th day of October, 2013.

Karen B. Heavener
Notary Public

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/15