BILL GARRETT, Davidson County
Trans:T20130094167 DEEDWARR
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Fees:13.00 Taxes:717.39
20131104-0114356

This Instrument Prepared by:
Oldham & Dunning, LLC
109 Public Square
Gallatin, TN 37066
(615) 452-1001

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NO.
LIOR ROSE 305 Glenrose Avenue Nashville, TN 37210	Same	Map & Parcel 16200004900 Map & Parcel 16200022700 Map & Parcel 16207024200

WARRANTY DEED

For and in consideration of the sum of $10.00 (ten dollars), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, TONY DORRIS BUILDERS & DEVELOPERS, LLC, by these presents does hereby transfer, grant, and convey unto LIOR ROSE, his heirs, successors and assigns, all of its right, title and interest in the following parcel of land situated in Davidson County, State of Tennessee, to wit:

Property located in the 31st Councilmanic District of Davidson County, Tennessee, being on the west side of Benzing Road and being more particularly described according to a survey by Galyon W. Northcutt, TN RLS#1529, dated June 12, 2008 as follows:

BEGINNING at a point in the centerline of Benzing Road at the southwest corner of the herein described tract, said point being the southeast corner of Whitmore Valley Section 4, of record in Plat Book 6250, page 873, Register's Office for Davidson County, Tennessee; thence leaving Benzing Road, North 39° 38' 06" West, 25.00 feet to an iron pin found; thence North 39° 38' 06" West, 485.96 feet to a concrete monument found; thence North 39° 46' 29" West, 87.94 feet to an iron pin found; thence North 39° 48' 49" West, 197.82 feet to an iron pin found; thence North 01° 28' 53" East, 161.92 feet to a concrete monument found; thence North 18° 27' 22" West, 50.32 feet to an iron pin found; thence North 23° 14' 16" West, 269.85 feet to an iron pin found; thence South 83° 37' 16" East, 93.29 feet to an iron pin found; thence North 61° 48' 07" East, 347.50 feet to a point in the center of a creek; thence South 70° 46' 12" East, 132.86 feet to steel post found; thence South 87° 41' 57" East, 45.26 feet to an iron pin found; thence South 87° 15' 03" East, 273.20 feet to an iron pin found; thence North 83° 41' 34" East, 129.29 feet to an iron pin found; thence North 83° 31' 01" East, 225.75 feet to an iron pin found; thence North 83° 31' 01" East, 37.21 feet to a point in the center of a creek; thence with the Westerly line of Antioch Park Section 7 of record in Plat Book 5200, page 87, Register's Office for Davidson County, Tennessee, South 21° 25' 05" West, 165.82 feet to an iron pin found; thence South 08° 26' 20" West, 169.72 feet to an iron pin found; thence South 86° 29' 20" East, 65.54 feet to a point in the center of Benzing Road; thence with said centerline, South 28° 54' 50" West, 313.32 feet to a point; thence South 28° 18' 47" West, 255.58 feet to a point; thence South 30° 32' 41" West, 239.62 feet to a point; thence with a curve right having a radius of 302.36 feet, a chord length of 197.28 feet, said chord having a bearing of South 42° 54' 55" West, and an arc length along said curve of 200.96 feet to a point; thence with a curve right having a radius of 3520.92 feet, a chord length of 91.28 feet, said chord having a bearing of South 59° 39' 52" West, and an arc length along said curve of 91.28 feet to the point of beginning, containing 20.98 acres, more or less.

BEING all of the same property conveyed to Tony Dorris Builders & Developers, LLC by Warranty Deed from Judy Bess Morgan, et al, dated November 17, 2008 and filed of record in Instrument 20081118-0113545, Register's Office for Robertson County, Tennessee.

This is property which has a common address of 208 Benzing Road, Antioch, TN 37013. The above description was taken from the prior deed of record.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his heirs and assigns, in fee simple forever.

GRANTOR COVENANTS with the said GRANTEE that it is lawfully seized and possessed of the above described tract or parcel of land, that it has a good right to convey same, and that the same is unencumbered, EXCEPT for the applicable building and zoning restrictions, all visible easements and easements of record, and the 2013 real estate taxes, which have been prorated. Grantee shall be

responsible for filing timely Applications for Greenbelt Assessment with the Tax Assessor's Office for Davidson County, Tennessee to keep the above-described property in the Greenbelt. Grantee shall be responsible for any Rollback Taxes that may arise as a result of the Grantee's failure to file such applications or as a result of any change of use of the Property.

GRANTOR FURTHER COVENANTS with the said GRANTEE and binds itself, it successors and assigns, to warrant and forever defend the title to said tract or parcel of land, unto the said GRANTEE, his heirs and assigns, against all lawful claims of all persons whomsoever EXCEPT as hereinabove set forth.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature through its duly authorized representative, this the 30th day of October, 2013.

TONY DORRIS BUILDERS & DEVELOPERS, LLC

Philip A. Dorris

By: Philip A. Dorris, Chief Manager

STATE OF TENNESSEE
COUNTY OF Robertson

BEFORE me, a notary public for the state and county aforesaid, personally appeared Philip A. Dorris, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager of TONY DORRIS BUILDERS & DEVELOPERS, LLC, the within named bargainor, a limited liability company, and that he, as such Chief Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

WITNESS MY HAND and official seal at Springfield, Tennessee, this the 30th day of October, 2013.

NOTARY PUBLIC
My commission expires: 12/19/2016

BRUCE N. OLDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $193,890.00.

Affiant

Subscribed and sworn to before me this
the 30 day of October, 2013.

NOTARY PUBLIC
My commission expires: 12/19/2016

BRUCE N. OLDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY