BOX 50-B

PREPARED BY:
BANK

RETURN TO:
CORP.

NEW OWNER:

ALEXANDERIA HONEYCUTT-SALTSMAN
3519 COUCHVILLE PIKE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
New owner
3519 Couchville Pike
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-1058

Map & Parcel:
13700006700

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130097779 DEEDWARR
Recvd: 11/18/13 10:11 3 pgs
Fees:18.00 Taxes:2305.75
20131118-0118639

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Twenty-Three Thousand One Hundred Seventy-Five and 00/100 Dollars ($623,175.00)** cash in hand paid, the receipt of which is hereby acknowledged **MICHELE M. ROLLINS** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ALEXANDERIA ELIZABETH HONEYCUTT-SALTSMAN and husband, JOHN BRUCE SALTSMAN, JR.**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **4th** Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in the 4th, formerly 6th Civil District of DAVIDSON County, Tennessee and being known and designated as all of Lot No. 2 on the Map showing S.A. Buchanan's Subdivision of the Castleman Tract, not of record, described according to survey made by Eric Drake, County Surveyor, November 12, 1932, as follows:
>
> BEGINNING in the center of Couchville Pike on Franklin College Road at the corner of Lot Nos. 1 and 2, being 555 east of the intersection of Lot No. 1 and the road bordering the J.Y. Purgh Tract; thence with the line between said two lots, South 0' 38' East 996 feet to the northerly margin of a private road; thence with said road, South 88' 48' East 762 feet to the corner of Lot Nos. 2 and 3; thence with the line between Lot Nos. 2 and 3, North 0' 38' West 1005 feet to the center of Couchville Pike; thence with the same, North 89 ½' West 762 feet to the beginning, containing 17.5 acres, more or less.

Being the same property conveyed to MICHELE M. ROLLINS by Warranty Deed from Kerry McLean and wife, Kimberly McLean, dated August 15, 2007, and of record in Instrument No. 20070823-0100904, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 3519 COUCHVILLE PIKE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 14 day of November, 2013.

Michele M Rollins

MICHELE M. ROLLINS

STATE OF DELAWARE

COUNTY OF New Castle

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHELE M. ROLLINS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of November, 2013.

Melissa Jean Robinson

NOTARY PUBLIC

My commission expires: January 2, 2015

MELISSA JEAN ROBINSON
MY COMMISSION EXPIRES ON January 02, 2015
NOTARY PUBLIC
STATE OF DELAWARE

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The actual consideration or value, whichever is greater, for this transfer is **$623,175.00** .

AFFIANT

Sworn to and subscribed to before me this 15th day of November, 2013.

NOTARY PUBLIC

My commission expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.