WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF OCTOBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5870 ALLEN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sarah Allen and Brian Allen		088-00 8.00 (Davidson Cou
1031 Garland Hollow Road		
Pegram, TN 37143		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANDY R. LINAMEN AND SONYA L. LINAMEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SARAH ALLEN AND BRIAN ALLEN

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"

This is improved property known as 1031 Garland Hollow Road, Pegram, TN 37143

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 hand on the 31st day of October, 2013.

Andy R. Linamen

Sonya L. Linamen

Dolores Moulton, Register
Cheatham County Tennessee
Rec #: 186622
Rec'd: 10.00
State: 1073.00
Clerk: 1.00
Other: 2.00
Total: 1086.00
Instrument #: 151231
Recorded
11/12/2013 at 9:50 AM
in Record Book
461
Pgs 440-441

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ANDY R. LINAMEN AND SONYA L. LINAMEN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of October, 2013.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans:T20130098318 DEEDWARR
Recvd: 11/19/13 13:27 2 pgs
Fees:12.00 Taxes:0.00

20131119-0119331

13-P5870 ALLEN

EXHIBIT A - LEGAL DESCRIPTION

Land lying in the Eighth Civil District of Davidson County, Tennessee, and in the Ninth Civil District of Cheatham County, Tennessee, and described as Tracts Nos. 18, 19 and 20 of the John T. Hailey, Jr., and Anne S. Hailey Property, as described according to a survey by Rex Northcut, Registered Land Surveyor, License No. 77, dated May 6, 1996, as follows: Beginning at a point in the center of Garland Hollow Road at the Northwest corner of the Charles McCoy Property, same being the Southwest corner of the herein described property; thence, with said center of road the following calls: North 20 degrees 12 minutes 53 seconds West 175.14 feet; North 36 degrees 31 minutes 14 seconds West 36.48 feet to a point on the South margin of a proposed 50.00 wide right-of-way at the Northwest corner of the herein described tract; thence, leaving said center of road and with the South margin of a proposed 50.00 foot wide right-of-way North 44 degrees 16 minutes 00 seconds East 58.61 feet to a metal pin; thence, North 44 degrees 16 minutes 00 seconds East 426.50 feet to a metal pin; thence, North 44 degrees 16 minutes 00 seconds East 63.51 feet to a metal pin; thence, North 56 degrees 40 minutes 21 seconds East 168.12 feet to a metal pin; thence, North 68 degrees 17 minutes 38 seconds East 196.89 feet to a metal pin; thence, North 68 degrees 17 minutes 41 seconds East 360.03 feet to a metal pin, thence Northeast corner of the herein described tract; thence, leaving said South margin of a proposed 50.00 foot wide right-of-way, South 22 degrees 31 minutes 48 seconds East 847.24 feet to a metal pin in the North line of the Austin Powder Property at the Southeast corner of the herein described tract; thence, South 56 degrees 07 minutes 23 seconds West 98.72 feet to a point; thence, South 58 degrees 33 minutes 41 seconds West 113.89 feet to a point; thence, South 60 degrees 45 minutes 43 seconds West 164.89 feet to a point; thence, South 70 degrees 14 minutes 43 seconds West 26.44 feet to a metal pin at the Northeast corner of the Larry Anderson Property; thence, South 59 degrees 57 minutes 22 seconds West 64.99 feet to a point; thence, South 59 degrees 57 minutes 22 seconds West 284.99 feet to a point; thence, North 82 degrees 42 minutes 51 seconds West 83.68 feet to a point; thence, North 20 degrees 29 minutes 45 seconds West 445.53 feet to a point; thence, South 68 degrees 59 minutes 15 seconds West 391.41 feet to a metal pin on the East margin of said road; thence, leaving said East margin South 68 degrees 59 minutes 15 seconds West 30.00 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Andy R. Linamen to Andy R. Linamen, and wife, Sonya L. Linamen as recorded on the 21st day of July, 2008 in Instrument No. 20080721-0074584 and Warranty Deed from John T. Hailey, Jr., and wife, Anne S. Hailey to Andy R. Linamen and wife, Janet E. Linamen as recorded on the 22nd day of May, 1996 in Deed Book 10057, Page 965, in the Register's Office of Davidson County, Tennessee and Quitclaim Deed from Andy R. Linamen to Andy R. Linamen, and wife, Sonya L. Linamen as recorded on the 5th day of September, 2008 in Record Book 298, Page 340 and Warranty Deed from John T. Hailey, Jr., and wife, Anne S. Hailey to Andy R. Linamen and wife, Janet E. Linamen as recorded on the 3rd day of June, 1996 in Deed Book 390, Page 296, in the Register's Office of Cheatham County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson and Cheatham taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann 67-5-1001, et seq.

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Dedication of Access Road, recorded in Instrument No. 20010511-0048988 (as to Davidson County).

f. Easement to River Road Utility District, recorded in Book 1, Page 417 (as to Cheatham County).

g. Application for Greenbelt Assessment recorded at Instrument No. 20090102-0000356.