BILL GARRETT, Davidson County
Trans:T20130099235 DEEDWARR
Recvd: 11/22/13 10:02 4 pgs
Fees:23.00 Taxes:360.75
20131122-0120375

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0983

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of November, 2013

Tracy Perry
Notary Public
Commission Expires: 3-3-15

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marion Lynne Holliday 3728 Bear Hollow Road Lot 0 & Lot 3728 Joelton, TN 37080	NEW OWNER	030-00-0-195.00 030-00-0-196.00

WARRANTY DEED

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

Laura Moffitt and husband, William Moffitt

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marion Lynne Holliday

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, described as follows:

TRACT 1: (3728 Bear Hollow Road, Tax ID #030-00-0-195.00)

BEGINNING at a point in the centerline of Bear Hollow Road, the same being the southeast corner of a 10 acre tract heretofore conveyed to Dennis W. Waide; thence with Waide's east line, North 3 deg. 50 min. 04 sec. East 1329.74 feet to an iron pin; thence South 87 deg. 26 min. 16 sec. East 324.97 feet to an iron pin; thence South 3 deg. 50 min. 04 sec. West 1349.30 feet to a point in the centerline of said road; thence with the centerline of said road around a curve having a radius of 786.20 feet, 69.29 feet and North 83 deg. 27 min. 04 sec. West 255.91 feet to the beginning, containing 10 acres, more or less, according to a survey of Randolph Chapdelaine, Number 1444, dated March 6, 1985.

BEING the same property conveyed to Laura Moffitt and husband, William Moffitt by Warranty Deed from Thomas L. Anderson and Ronald C. Smith and wife, Jeanie Johnson, dated 3/24/11 and recorded 3/28/11 in Instrument Number 20110328-0023538, Register's Office for Davidson County, Tennessee.

TRACT 2: (0 Bear Hollow Road, Tax ID #030-00-0-196.00)

BEGINNING at a point in the centerline of Bear Hollow Road, the same being the southeast corner of a 10 acre tract heretofore conveyed to James I. Caldwell III (as said to have been conveyed to Dennis W. Waide, et ux in earlier deeds); thence with the centerline of said road, South 83 deg. 27 min. 04 sec. East 255.91 feet, to an iron pin and around a curve having a radius of 786.20 feet, 69.29 feet to a point, the beginning point of the property herein conveyed; thence leaving the centerline of said road, North 3 deg. 50 min. 04 sec. East 400 feet to an iron pin; thence North 78 deg. 01 min. 12 sec. East 511.53 feet to an iron pin; thence North 3 deg. 50 min. 04 sec. East 39.74 feet to an iron pin; thence North 81 deg. 56 min. 49 sec. East 558.28 feet to an iron pin; thence South 7 deg. 5 min. 45 sec. East 338.21 feet to a point in the center of said Road; thence with the centerline of said Road, South 73 deg. 49 min. 21 sec. West 921.20 feet to a point and around a curve having a radius of 786.20 feet, 242.56 feet to the beginning, containing 9.91 acres, more or less, according to survey of Randolph Chapdelaine, Number 1444, dated March 6, 1985.

INCLUDED in the above description but expressly EXCLUDED herein is the following lot heretofore conveyed to Bud Stedman and wife, Georgia Stedman by deed of record in Book 7236, Page 890, Register's Office for Davidson County, Tennessee, and subsequently conveyed to numerous others through the years. The EXCLUDED land is in Davidson County, Tennessee and is described as follows, to-wit:

BEING Lot No. 1 on the Plat of Subdivision of a portion of the Bud Stedman, et al, Property recorded in Plat Book 6200, Page 470, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

GRANTOR further conveys to GRANTEES, their heirs or assigns, an ingress, egress and utilities easement across adjoining property owned by the GRANTOR, as shown on a survey drawing attached hereto as Exhibit A and being more specifically and particularly described as follows:

BEGINNING at a point on the southern margin of Bear Hollow Hill Road 50 feet easement and the easterly margin of the property of Anderson-Tomlinson Properties, a Tennessee General Partnership, said point being South 03 deg. 50 min. 04 sec. West 508.04 feet from an iron pin at the northeastern corner of Tract #1 of the property conveyed to Eaglemark Enterprises, LLP of record In Instrument Number 20000522-0051221, Register's Office for Davidson County, Tennessee, and thereafter conveyed by Deed of Correction to Anderson-Tomlinson Properties, a Tennessee General Partnership, of record in Instrument Number 20011019-0114126, said Register's Office (Map 22, Parcel 195, TAODCT); thence along the easterly margin of Tract #1 South 03 deg. 50 min. 04 sec. West, 441.26 feet to an iron pin at the northwest corner of Tract #2 of the property conveyed to Eaglemark Enterprises, LLP, by deed of record In Instrument Number 20000522-0051221, Register's Office for Davidson County, Tennessee, and thereafter conveyed by Deed of Correction to Anderson-Tomlinson Properties, a Tennessee General Partnership, of record In Instrument Number 20011019-0114126, said Register's Office (Map 30, Parcel 196, TAODCT); thence continuing along said easterly margin South 03 deg. 50 min. 04 sec. West 100.00 feet to an iron pin; thence North 86 deg. 09 min. 56 sec. West, 50.00 feet to an iron pin; thence North 03 deg. 50 min. 04 sec. East 581.22 feet to a point at the southern margin of Bear Hollow Hill Road 50 feet easement; thence South 47 deg. 32 min. 39 sec. East 64.00 feet to the beginning.

BEING the same property conveyed to Laura Moffitt and husband, William Moffitt by Warranty Deed from Ronald C. Smith and wife, Jeanie Johnson, and Thomas L. Anderson, dated 3/24/11 and recorded 3/28/11 in Instrument Number 20110328-0023539, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3728 Bear Hollow Road Lot 0 & Lot 3728, Joelton, TN 37080.

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; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6 day of November, 2013.

Laura Moffitt

William Moffitt

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Laura Moffitt and William Moffitt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee this 6 day of November, 2013.

ROBERT WESLEY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 12/20/14

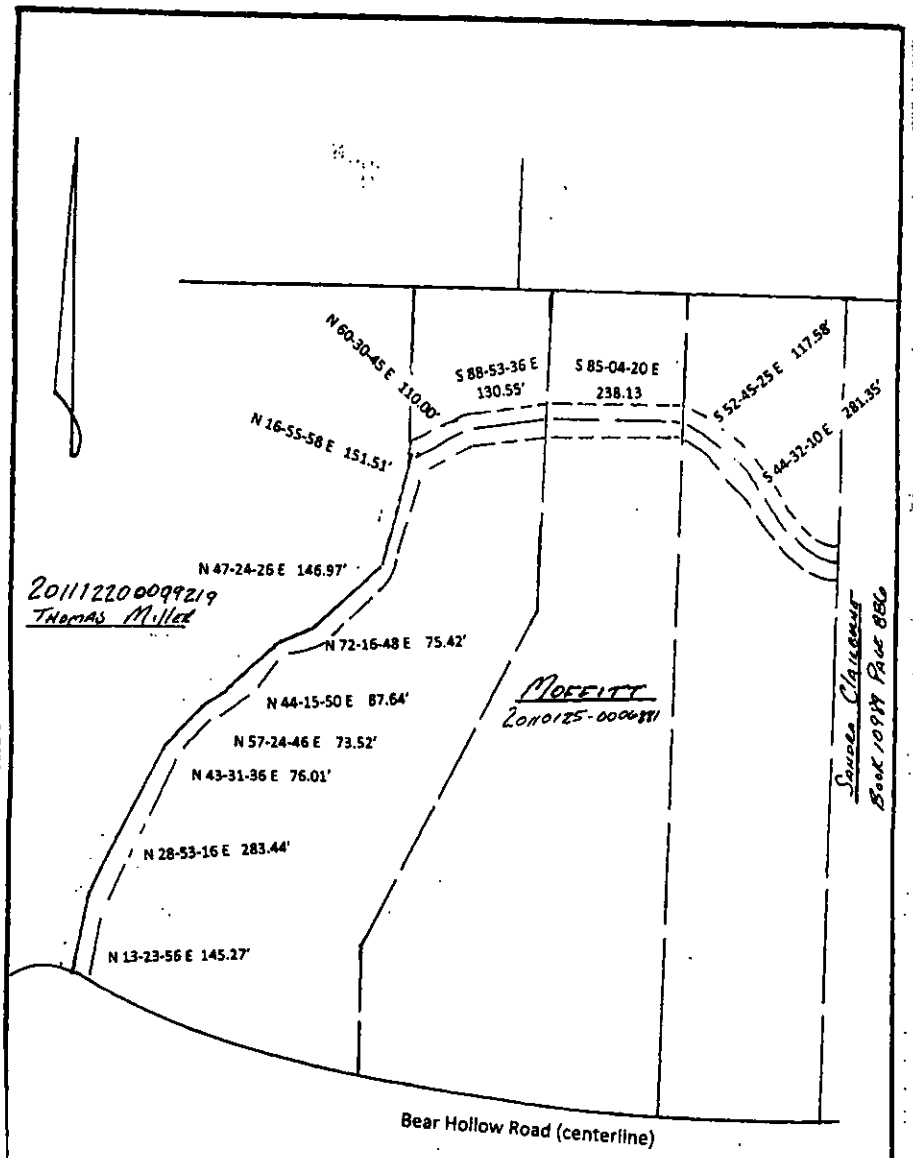


EXHIBIT "B"

50' Driveway Easement

PREPARED BY C&X SURVEYS LLC

242 West Main Street PMB #199

Hendersonville, TN.

37075

Email:cksurveyors@gmail.com

RLS#2395

WILLIAM E. CRENSHAW
TENNESSEE No. 2395