BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101851 DEEDWARR
Recvd: 12/04/13 12:24 4 pgs
Fees:23.00 Taxes:1600.25
20131204-0123544

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of November, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DOLORES E. BROWN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Comm. Expires April 20, 2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Blvd., #2100, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Ritchie, Trustee of the Robert J. Ritchie Revocable Living Trust dated 4/19/2000	New owner	049 00 0 239.00
(NAME) 0 Knight Road	(NAME) P. O. Box 3876	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Tequesta, FL, , 33469	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Mark Cain and Doris Cain, Jonathan Cain and wife, Misty Cain, as Tenants in Common.as tenants in common,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert J. Ritchie, Trustee of the Robert J. Ritchie Revocable Living Trust dated 4/19/2000, as trusteehereinafter** 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 located in the 12th Civil District of Davidson County, Tennessee described partly according to a survey made by Stephen A. Draper, Surveyor, February1, 1962 as follows:

Beginning in the center of Knight Road or Ewing Pike at the northwest corner of the property to M.M. Cuniff by deed from Grover Cleveland Jackson, Jr. et al, of record in Book 3313, page 91, Register's Office for said county; thence with said Cunniff's northern boundary line, North 81-1/2 deg. East 58 poles to the southeast corner of the Old McGinnis tract, and continuing with said Cunniff's northern boundary line North 85 deg. East 24 poles to a large white oak stump in the H.H. Wilkerson's wet boundary line, being the northeast corner of Lot No. 4, in the division of M. Phillips' land, of record in Will Book 9, page 485, County Court for said County; thence with said Wilkinson's western boundary line, North 1-1/2 deg. West 108.80 poles to a hackberry; thence North 55 deg. East 14 poles to an ash and elm; thence North 4-1/2 deg. East 286 feet; thence North 72 deg. West 431 feet; thence North 86 deg. East 254 feet to an iron pin; thence South 36 deg. West 569 feet; thence North 40 deg. West 62 feet; thence South 41 deg. 30' West 941 feet; thence South 33 deg. 40' West 311 feet; thence South 9 deg. 40' West 250 feet to the corner of Knight Road; thence with the center of same, South 7 deg. 20' East 80 feet; South 14

deg. 30' East 600 feet and South 16 deg. East 131 feet to the beginning, containing 68.1 acres, more or less.

BEING the same property conveyed to Mark Cain and Doris Cain and Jonathan Cain and wife, Misty Cain, as tenants in common, by deed dated February 25, 2013 from John Cain and filed of record in Instrument Number 20130308-0023519, Register's Office for Davidson County, Tennessee. FURTHER being the same property conveyed to John Cain, by deed dated 10/10/2006 from Tabitha Cain and filed of record in Instrument Number 20061106-0137520, Register's Office for Davidson County, Tennessee. FURTHER being the same property conveyed to Mark Cain and wife, Tabitha Cain (a 1/3 undivided interest), and John Cain and wife, Doris Cain (a 1/3 undivided interest) and Jonathan Cain and wife, Misty Cain (a 1/3 undivided interest) by deed dated 12/20/2002 from Frances Marie Southerland, unmarried and Sarah Elizabeth Southerland, Trustee, and filed of record in Instrument Number 20021228-016186, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) [redacted] (d) all matters appearing on the plan(s) of record; and (e) [redacted] (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 0 Knight Road, Whites Creek, TN 37189

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 hands this **27th** day of **November, 2013**

Mark Cain

Doris Cain by Mark Cain her attorney in fact
Doris Cain, by Mark Cain, her Attorney-in-Fact

Jonathan Cain by Mark Cain his attorney in fact
Jonathan Cain, by Mark Cain, his Attorney-in-Fact

Misty Cain by Mark Cain her attorney in fact
Misty Cain, by Mark Cain, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Mark Cain**,the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **November, 2013**

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires April 20, 2015

My commission expires: 4/20/2015

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Mark Cain**, ith whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Doris Cain, as Attorney-in-Fact, and acknowledged that he executed the within instrument as the free act and deed of the said Doris Cain for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **November, 2013**

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires April 20, 2015

My commission expires: 4/20/2015

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Mark Cain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jonathan Cain, as Attorney-in-Fact, and acknowledged that he executed the within instrument as the free act and deed of the said Jonathan Cain for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **November, 2013**

Notary Public

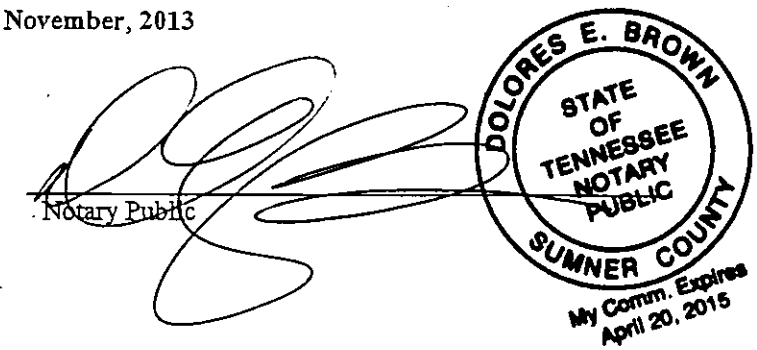
DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires April 20, 2015

My commission expires: 4/20/2015

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Mark Cain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Misty Cain, as Attorney-in-Fact, and acknowledged that he executed the within instrument as the free act and deed of the said Misty Cain for the purposes therein contained.

Witness my hand and official seal, this 27th day of **November, 2013**



Notary Public

My commission expires: 4/20/2015