BILL GARRETT, Davidson County
Trans:T20130102224 DEEDWARR
Recvd: 12/05/13 11:05 4 pgs
Fees:23.00 Taxes:1332.00
20131205-0123958

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Robert C. Fuller Freda G. Fuller 2247 Ingram Road Whites Creek, TN 37189	SAME	031-00-0-157.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Michael Smith and wife, Cristy Smith, as tenants by the entirety (collectively, the "Grantor") has bargained and sold, and hereby transfers and conveys, to Robert C. Fuller & Freda G. Fuller, husband and wife, their heirs and assigns (collectively, the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

LAND IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 157.00 ON DAVIDSON COUNTY TAX MAP NO. 31 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) AT THE NORTHEAST CORNER OF LOT 1 OF THE PEWITT-BURKE SUBDIVISION AS OF RECORD IN PLAT BOOK 6050, PAGE 522, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO LYING IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO MARK A. TOLBERT AND LINDA S. TOLBERT AS OF RECORD IN INSTRUMENT NO. 20110223-0014923, SAID REGISTER'S OFFICE; THENCE,

1. WITH THE SOUTHERLY PROPERTY LINE OF SAID TOLBERT, IN PART, SOUTH 89 DEGREES 43 MINUTES 57 SECONDS EAST, 771.24 FEET TO AN IRON ROD (FOUND) IN THE EXISTING FENCE LINE, BEING THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO THOMAS H. JARRETT ETUX AS OF RECORD IN DEED BOOK 6071, PAGE 509, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
2. WITH THE SOUTHERLY PROPERTY LINE OF SAID JARRETT, SOUTH 87 DEGREES 50 MINUTES 34 SECONDS EAST, 338.57 FEET TO AN IRON ROD (FOUND) AT THE SOUTHWEST PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JAMES KENNEDY JENNINGS, JR. ETUX AS OF RECORD IN INSTRUMENT NO. 20001221-0125421, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
3. WITH THE SOUTHERLY PROPERTY LINE OF SAID JENNINGS, SOUTH 88 DEGREES 35 MINUTES 15 SECONDS EAST, 769.79 FEET TO A STONE (FOUND) AT THE SOUTHEAST PROPERTY CORNER OF SAID JENNINGS; SAID STONE ALSO BEING THE NORTHWEST PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO DAVID E. MARTIN ETUX AS OF RECORD IN DEED BOOK 11418, PAGE 698, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ALSO BEING THE NORTHEAST PROPERTY CORNER FOR THE HEREIN DESCRIBED TRACT; THENCE,
4. WITH THE WEST PROPERTY LINE OF SAID MARTIN, SOUTH 03 DEGREES 06 MINUTES 28 SECONDS EAST, 851.01 FEET TO AN IRON ROD (FOUND) AT THE NORTHEAST PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JIMMY VAUGHN AND WIFE, BARBARA VAUGHN AS OF RECORD IN INSTRUMENT NO. 20041110-0135406, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
5. WITH THE NORTHERLY PROPERTY LINE OF SAID JIMMY VAUGHN AND WIFE, BARBARA VAUGHN, IN PART, NORTH 82 DEGREES 26 MINUTES 27 SECONDS WEST, 1146.00 FEET TO AN IRON ROD (NEW); THENCE,

6. LEAVING THE NORTHERLY PROPERTY LINE OF SAID VAUGHN, AND WITH A NEW SEVERANCE LINE THROUGH WHICH THIS TRACT IS A PART OF, NORTH 55 DEGREES 40 MINUTES 09 SECONDS WEST, 52.17 FEET TO AN IRON ROD (NEW) SITUATED APPROXIMATELY 10 FEET OF THE EDGE OF WATER OF THE EXISTING POND; THENCE,
7. FOLLOWING APPROXIMATELY 10 FEET OF THE EDGE OF WATER OF THE EXISTING POND, NORTH 19 DEGREES 06 MINUTES 34 SECONDS EAST, 18.33 FEET TO AN IRON ROD (NEW); THENCE,
8. NORTH 21 DEGREES 10 MINUTES 03 SECONDS WEST, 40.66 FEET TO AN IRON ROD (NEW); THENCE,
9. NORTH 50 DEGREES 39 MINUTES 50 SECONDS WEST, 35.90 FEET TO AN IRON ROD (NEW); THENCE,
10. NORTH 79 DEGREES 09 MINUTES 56 SECONDS WEST, 40.42 FEET TO AN IRON ROD (NEW); THENCE,
11. SOUTH 50 DEGREES 28 MINUTES 52 SECONDS WEST, 86.03 FEET TO AN IRON ROD (NEW); THENCE,
12. SOUTH 20 DEGREES 00 MINUTES 20 SECONDS WEST, 42.23 FEET TO AN IRON ROD (NEW) IN THE CENTERLINE OF AN EXISTING DITCH; THENCE,
13. WITH THE CENTERLINE OF THE EXISTING DITCH, SOUTH 77 DEGREES 46 MINUTES 19 SECONDS WEST, 26.63 FEET TO AN IRON ROD (NEW); THENCE,
14. SOUTH 51 DEGREES 58 MINUTES 38 SECONDS WEST, 50.86 FEET TO AN IRON ROD (NEW); THENCE,
15. SOUTH 29 DEGREES 24 MINUTES 38 SECONDS WEST, 24.82 FEET TO AN IRON ROD (NEW); THENCE,
16. SOUTH 63 DEGREES 45 MINUTES 04 SECONDS WEST, 18.84 FEET TO AN IRON ROD (NEW); THENCE,
17. SOUTH 42 DEGREES 14 MINUTES 23 SECONDS WEST, 107.26 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY MARGIN OF AN EXISTING DRIVEWAY AND UTILITY EASEMENT; THENCE,
18. WITH THE NORTHERLY MARGIN OF THE EXISTING DRIVEWAY AND UTILITY EASEMENT, SOUTH 56 DEGREES 16 MINUTES 01 SECONDS WEST, 16.91 FEET TO AN IRON ROD (NEW); THENCE,
19. SOUTH 63 DEGREES 01 MINUTES 44 SECONDS WEST, 112.16 FEET TO AN IRON ROD (NEW); THENCE,
20. IN A SOUTHWESTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 62.01-FEET, A CENTRAL ANGLE OF 34 DEGREES 22 MINUTES 03 SECONDS, FOR AN ARC LENGTH OF 37.20 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 12 MINUTES 45 SECONDS WEST, 36.64 FEET; THENCE,
21. NORTH 82 DEGREES 36 MINUTES 13 SECONDS WEST, 48.82 FEET TO AN IRON ROD (NEW); THENCE,
22. NORTH 79 DEGREES 21 MINUTES 03 SECONDS WEST, 108.91 FEET TO AN IRON ROD (NEW); THENCE,
23. IN A NORTHWESTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 209.08-FEET, A CENTRAL ANGLE OF 29 DEGREES 09 MINUTES 43 SECONDS, FOR AN ARC LENGTH OF 106.42 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 64 DEGREES 46 MINUTES 11 SECONDS WEST, 105.27 FEET; THENCE,
24. NORTH 50 DEGREES 11 MINUTES 20 SECONDS WEST, 217.74 FEET TO AN IRON ROD (NEW); THENCE,
25. NORTH 51 DEGREES 25 MINUTES 55 SECONDS WEST, 251.89 FEET TO AN IRON ROD (NEW); THENCE,
26. IN A NORTHWESTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 229.11-FEET, A CENTRAL ANGLE OF 07 DEGREES 00 MINUTES 44 SECONDS, FOR AN ARC LENGTH OF 28.04 FEET TO AN IRON ROD (NEW) IN THE SOUTHEASTERLY PROPERTY LINE OF LOT NO. 3 AS SHOWN ON THE PLAN OF RESUBDIVISION OF LOT 2 PEWITT-BURKE SUBDIVISION AS OF RECORD IN PLAT BOOK 8250, PAGE 632, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 54 DEGREES 56 MINUTES 17 SECONDS WEST, 28.02 FEET; THENCE,
27. WITH THE SOUTHEASTERLY PROPERTY LINE OF SAID LOT NO. 3, IN PART, AND THE SOUTHEASTERLY PROPERTY LINE OF THE AFOREMENTIONED LOT 1, PEWITT-BURKE SUBDIVISION, NORTH 33 DEGREES 59 MINUTES 58 SECONDS EAST, 654.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,667,226 SQUARE FEET OR 38.27 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

BEING the remaining PORTION OF THE SAME PROPERTY AS CONVEYED TO MICHAEL SMITH AND WIFE, CRISTY SMITH AS OF RECORD IN INSTRUMENT NO. 20051109-0135612, (see out conveyance to Jimmy Vaughn and Barbara Vaughn of record as Instrument No: 20131121-0119928), in addition to that property conveyed to Michael Smith and Christy Smith by deed (adjusting property lines) from Jimmy Vaughn and wife, Barbara Vaughn, dated 09/24/20013 and recorded as Instrument No: 20131121-0119927, Register's Office for Davidson County, Tennessee.

This conveyance is both subject to and served by an ingress/egress/utility easement and agreement of record as Instrument No: 20131125-0120708, Register's office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 2247 Ingram Road, Whites Creek, TN 37189.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and representatives [successors] to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 4th day of December, 2013.

Michael Smith

Cristy Smith

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $360,000.00.

Affiant

Sworn to and subscribed before me this 4th day of December, 2013.

Notary Public

My Commission Expires:

03/01/2016

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Michael Smith and Cristy Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of December, 2013.

Notary Public

My Commission Expires:

03/01/2016



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