BILL GARRETT, Davidson County
Trans:T20130104265 DEEDWARR
Recvd: 12/13/13 11:53 2 pgs
Fees:13.00 Taxes:555.00
20131213-0126373

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF December, 2013.

Notary Public
MY COMMISSION EXPIRES: 3/1/16
File No. G13-7963D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel M. Albright and Roxanna L. Albright, husband and wife (NAME)	Daniel M Albright and wife, Roxanna L Albright (NAME)	25-15
1261 Hitt Lane (STREET ADDRESS)	1253 Hitt Lane (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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 HEREBYACKNOWLEDGED, WE, **T & J Holdings IV, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel M. Albright and Roxanna L. Albright, husband and wife**, 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:

TRACT 2: BEGINNING at an iron pin set in the southerly margin, 25.0 feet from the center line of Hitt Lane, the most northeast corner of this tract, a corner to Tract 1, this survey, and being located along the margin of said Hitt Lane N. 61 degrees 07 minutes 20 seconds W. 74.82 feet from an iron pin, a corner to Alton K. Lowder [deed book 4256, page 249, and book 4366, page 86]; thence, leaving said Hitt Lane and with the line of said Tract 1 for the next four calls as follows: S 28 degrees 01 minutes 14 seconds W. 120.86 feet to an iron pin set; thence, N. 87 degrees 24 minutes 59 seconds W. 140.08 feet to an iron pin set; thence, S. 02 degrees 35 minutes 01 seconds W. 279.59 feet to an iron pin set; thence, S. 83 degrees 25 minutes 03 seconds W. 272.39 feet to an iron pin set, a corner to said Tract 1, and D. R. Hasty [deed book 2154, page 187]; thence, with said Hasty, N. 83 degrees 16 minutes 57 seconds W. 115.50 feet to an iron pin set; thence, continuing with said Hasty, N. 06 degrees 43 minutes 03 seconds E. 483.89 feet to an iron pin set in the line of said Hasty, a corner to Tract 3, this survey; thence, with Tract 3, N. 83 degrees 17 minutes 27 seconds E. 441.34 feet to an iron pin set in the margin of said Hitt Lane; thence, with said Hitt Lane and a curve to the left having a delta angle of 12 degrees 01 minutes 31 seconds, a radius of 340.48, an arc length of 71.46 feet, and a chord of S. 24 degrees 12 minutes 00 seconds E. 71.33 feet to a point; thence, continuing with said Hitt Lane and a curve to the left having a delta angle of 18 degrees 02 minutes 45 seconds, a radius of 315.73, an arc length of 99.44 feet, and a chord of S. 45 degrees 17 minutes 39 seconds E. 99.03 feet to the point of beginning, containing 5.00 acres more or less.

BEING the same property conveyed to T & J Holdings IV, LLC from H. Ted Jones and wife, Jane D. Jones, by Quit Claim Deed dated June 4, 2009, as Instrument No. 200906090053534, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 9869, page 517, Register's Office for Davidson County, Tennessee.

2. 20 foot sewer Easement as recorded in Book 9869, page 517, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement as recorded in Book 7695, page 656, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1261 Hitt Lane, Goodlettsville, TN 37072.

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, 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. Whenever 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 my/our hand(s) this 6th day of December, 2013.

T & J HOLDINGS IV, LLC

By: H. Ted Jones Mgr. December 06, 2013
H. Ted Jones, Manage Date

T & J HOLDINGS IV, LLC

By: Jane D. Jones, Mgr. December 06, 2013
Jane D. Jones, Manager Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named H. Ted Jones and Jane D. Jones, Managers for T & J Holdings IV, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Managers of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of December, 2013.

My Commission Expires: 3/3/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066