WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140002281 DEEDWARR
Recvd: 01/10/14 13:07 3 pgs
Fees:18.00 Taxes:129.50
20140110-0002864

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$35,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/1/16
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E Main St., Ste 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carole Ferbrache Rhoten	Same as New Owner	Map 40, Part of Parcel 8
143 Fairway Drive		
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,WE, ***RHOTEN DEVELOPMENT COMPANY, INC.}***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO CAROLE FERBRACHE' RHOTEN, MARRIED
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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREIN AS IF COPIED HEREIN VERBATIM

This is: Unimproved (X)
Improved ( ) Property, known as **0 River Landing Way, Old Hickory, TN 37138**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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. 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 its hand this 12th day of June, 2013.

RHOTEN DEVELOPMENT COMPANY, INC.

BY: Charles E Rhoten
Charles E. Rhoten, President

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor(s) 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 this _____ day of _____, 20_____..

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Charles E. Rhoten, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of the Rhoten Development Company, Inc., the within named bargainor, and corporation, and that he as such President, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Charles E. Rhoten as such President.

Witness my hand and official seal at office at Hendersonville, Tennessee, on this the 12th day of June, 2013.

My commission expires: 3/1/16

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

_____
Notary Public

"EXHIBIT A - DESCRIPTION"

STORMWATER TRACT

LAND IN THE ELEVENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING A PORTION OF THE PROPERTY LAKEWOOD/R3, LLC, AS OF RECORD IN BOOK 20051205, PAGE 0145703, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE. BEING A PORTION OF THE FUTURE SECTION ONE, PHASE TWO OF CLUSTER LOT SUBDIVISION, RIVER LANDING. DESCRIBED AS FOLLOW;

BEGINNING AT AN IRON ROD ON THE NORTHERN RIGHT-OF-WAY OF RIVER LANDING WAY, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 25 ON THE FINAL PLAT OF CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION ONE, PHASE ONE, PLAT BOOK 20060728, PAGE 0091763, R.O.D.C.,TN;

THENCE ALONG THE TEMPORARY TURNAROUND AND A CURVE TO THE RIGHT, DELTA OF 50°34'30", RADIUS OF 25.00 FEET, LENGTH OF 22.07 FEET AND HAVING A CHORD BEARING OF N84°36'22"W 21.36 FEET TO THE POINT OF A CURVE;

THENCE CONTINUING ALONG THE TEMPORARY TURNAROUND AND A CURVE TO THE LEFT, DELTA OF 109°02'20", RADIUS OF 50.00 FEET, LENGTH OF 95.15 FEET AND HAVING A CHORD BEARING OF S66°09'43"W 81.43 FEET TO A POINT;

THENCE WITH A NEW LINE, S89°47'22"W 260.73 FEET TO A POINT;

THENCE CONTINUING WITH A NEW LINE FOR THE NEXT FOUR CALLS, S74°53'27"W 702.27 FEET TO A POINT;

THENCE, N26°24'03"W 53.90 FEET TO A POINT;

THENCE, N16°19'56"W 158.97 FEET TO A POINT;

THENCE, S74°53'27"W 250.49 FEET TO A POINT ON THE CUMBERLAND RIVER;

THENCE WITH CUMBERLAND RIVER, N16°33'43"W 324.51 FEET TO AN IRON ROD ON THE PROPERTY LINE OF MYERS E. BROWN, AS OF RECORD IN BOOK 5658, PAGE 778, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE;

THENCE WITH LINE OF MYERS E. BROWN, N74°52'29"E 1277.29 FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF THE CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION ONE, PHASE ONE, PLAT BOOK 20060728, PAGE 0091763, R.O.D.C.,TN;

THENCE WITH A NEW LINE, S19°53'35"E 513.53 FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF LOT 25 OF THE CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION ONE, PHASE ONE, PLAT BOOK 20060728, PAGE 0091763, R.O.D.C.,TN;

THENCE WITH LINE OF LOT 25, S19°53'37"E 87.28 FEET TO THE POINT OF BEGINNING;

CONTAINING 15.00 ACRES, MORE OR LESS;

AS SURVEYED: OCTOBER 24, 2011, BY: L. STEVEN BRIDGES, JR., RLS#1740 OF BRIDGES LAND SURVEYING AND CONSULTING, 205 SHIVEL DRIVE, HENDERSONVILLE, TENNESSEE 37075-3518. PHONE: 615-822-5394.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U.D.E.), A 7.5 FOOT P.U.D.E. FROM TOP OF BANK, OF THE CUMBERLAND RIVER, A 25 FOOT BUFFER AND P.U.D.E. FROM TOP OF BANK OF EXISTING POND, A FLOOWAY, A 50' FLOODWAY BUFFER AND A 25 FOOT GREENWAY DEDICATION, AS SHOWN ON THE FINAL PLAT OF CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION ONE, PHASE ONE, PLAT BOOK 20060728, PAGE 0091763, R.O.D.C.,TN.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO A STORMWATER DETENTION AGREEMENT, AS OF RECORD IN INSTRUMENT NUMBER: 20030710-0096041, R.O.D.C.,TN

Being part of the same property conveyed to Rhoten Development Company, Inc. by Substitute Trustee Deed from Bobby D. Davis, Substitute Trustee dated 9/4/08 and filed for record on 9/4/09 of record in Inst. No. 200909040083331, said Register's Office for said County.