return to:
Realty Title & Escrow Co., Inc.
1118 Nashville Hwy, Ste 150
Columbia, TN 38401
931-540-1282

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2013080019

BILL GARRETT, Davidson County
Trans:T20140004698 DEEDWARR
Recvd: 01/22/14 10:15 4 pgs
Fees:23.00 Taxes:1437.45
20140122-0005826

SHANNON C. SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-22-2014

STATE OF TENNESSEE
COUNTY OF MAURY

The actual consideration or value, whichever is greater, is $388,500.00

Sworn to and subscribed before me this 17th day of January, 2014.

Sherri Church
Affiant

Shannon C Sylvester
Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jeffrey Alan Vogrin	First Federal Bank	178-00-0-076
9441 Highway 96	601 Highway 46 South	178-00-0-061
Franklin, TN 37064	Dickson, TN 37055	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gary Lee Christy and wife, Anita Christy,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey Alan Vogrin, an unmarried man,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

The following parcels of Real Estate located in Davidson County, Tennessee and being more particularly described as follows, to-wit:

Parcel One (1): MAP AND PARCEL: 178-00-0-076

BEING a tract of land shown on property Map 178, Assessor's Office, bounded in general by State Highway 96 on the Northeast, Mary Ann South on the Northwest, Lloyd Linton on the Southwest, and the Gary Christy remainder on the Southeast, more particularly described as follows:

Beginning at an iron pin set at an existing but broken concrete monument on the Southwest R.O.W. of State Highway 96, said pin being the Easternmost corner of Mary Ann South, (Ref. Deed Book 7035, Page 710, R.O.D.C.): Thence leaving South and with the Southwest R.O.W. of the Highway, running generally along the top of the Northeast Bank of Little East Fork Creek, South 57 Deg. 44 Min. 02 Sec. East 102.74 feet to an iron pin set, said iron pin being located North 57 Deg. 44 Min.

02 Sec. West 347.56 feet from a reference iron pin; Thence leaving the Highway and with 2 new lines, South 30 Deg. 49 Min. 28 Sec. West, crossing first the creek, and then the centerline of a 50 Foot Ingress-Egress Easement at 95.24 feet, in all 294.24 feet to an iron pin set; Thence South 59 Deg. 27 Min. 56 Sec. West, crossing a fence at approximately 564 feet, in all 604.42 feet to an iron pin set in the Northeast line of Lloyd Linton (Ref. Deed Book 6697, Page 731, R.O.D.C.); said pin being located North 35 Deg. 28 Min. 49 Sec. West 1025.96 feet from a reference iron pin; thence with Linton's Northeast line, N 35 deg. 28 min. 49 sec. W 318.13 ft. to an existing iron pin near a fence corner, said pin being Mary Ann South's Southernmost corner; thence leaving Linton and the fence, and with South's Southeast line, N 65 deg. 11 min. 26 sec. E, eventually running generally with a fence, and re-crossing Little East Fork Creek, 847.35 ft. to the point of beginning, and being the western portion of Deed Book 5475, Page 152, Register's Office, according to a survey dated 4/26/96 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

For informational purposes only: The Prior Deed states that this property contains 5.00 Acres, more or less.

Together with and subject to the Restrictions, Maintenance Agreement, and Driveway Easement as set forth of record in Book 5395, Page 239, Book 5395, Page 248, and Book 5475, Page 143, said Register's Office.

The above described tract is subject to a 70 Foot Maintenance Easement serving the State of Tennessee, for Little East for Creek which easement runs across the North side of the property, and which easement is shown on the State Highway 96 Right-of-Way plans 94012-2207-04 and 19150-2203-04, Sheet #15.

Included with the above described 5 Acre Tract is a 50 Foot Non-Exclusive Ingress-Egress Easement which runs from State Highway 96, across the North side of property owned by Marilyn Jordan and Gary Christy, to the East side of this 5 Acre tract, whose centerline is more particularly described as follows:
Commencing at an iron pin set at an existing but broken concrete monument on the Southwest Right-of-Way of State Highway 96, said pin being the Easternmost corner of Mary Ann South (Ref. Deed Book 7035, Page 710, R.O.D.C.); Thence leaving South and with the Southwest Right-of-Way of the Highway, running generally along the top of the Northeast bank of Little East Fork Creek, South 57 Deg. 44 Min. 02 Sec. East 941.33 feet to a point; said point being the true point of beginning for the centerline of the herein described easement;

Thence leaving the Highway and with the centerline of said Easement for the following 12 Calls:
South 34 Deg. 47 Min. 34 Sec. West 22.66 Feet to a point; South 52 Deg. 40 Min. 02 Sec. West 33.93 Feet to a point; South 70 Deg. 21 Min. 35 Sec. West 54.65 Feet to a point; South 80 Deg. 18 Min. 39 Sec. West 85.03 Feet to a point; North 36 Deg. 06 Min. 08 Sec. West 24.40 feet to a point; North 26 Deg. 38 Min. 56 Sec. West 29.85 Feet to a point; North 30 Deg. 53 Min. 58 Sec. West 32.92 Feet to a point; North 41 Sec. West 50.44 Feet to a point; North 43 Deg. 27 Min. 47 Sec. West 78.50 Feet to a point; North 49 Deg. 03 Min. 26 Sec. West 53.67 Feet to a point; North 56 Deg. 48 Min. 50 Sec. West 45.37 Feet to a point; and North 60 Deg. 42 Min. 41 Sec. West 426.37 Feet to a point in the Southeast line of this 5 Acre tract, said point being located South 30 Deg. 49 Min. 28 Sec. West 95.24 feet from the iron pin marking the Northeast corner of said 5 Acre tract.

The ABOVE-DESCRIBED tract is also subject to a 20 Foot Electric Easement which runs across the North side of the property and serves the Middle Tennessee Electric Co-Op.

BEING the same property conveyed to Gary and Anita Christy by QuitClaim Deed of Alice Christy, dated May 20, 2004, recorded June 2, 2004, of record in Instrument No. 20040602-0064438, Register's Office for Davidson County, Tennessee.

Parcel Two (2): MAP AND PARCEL: 178-00-0-061
A portion of the John A. Bragg, et ux, property located on State Highway 96 in Davidson County, Tennessee, near the Davidson - Williamson County line and shown as Lot No. 1 on the survey by Carlisle & Brown, Engineering and Surveying, dated August 22, 1978.

BEGINNING at an existing concrete highway right-of-way marker in the southerly Right-of-Way line of State Highway 96, said beginning point being the Northeast corner of Dr. Burton P. Grant property and the Northwest corner of the property described herein; thence South 39 Deg. 56 Min. East a distance of 450.00 feet along the southerly Right-of-Way line of State Highway 96 to an iron pin; thence South 26 Deg. 21 Min. a distance of 1,118.95 feet to an iron pin located in the Northeast line of the Hooper Linton property; thence North 37 Deg. 49 Min. West a distance of 1,062.10 feet with the Hooper Linton property line to an iron pin; thence North 62 Deg. 51 Min. East a distance of 852.39 feet along the Southeasterly line of the Dr. Burton P. Grant property to the point of beginning.

For informational purposes only: The prior Deed states that this property contains 16.00 acres, more or less.

Together with and subject to the Restrictions, Maintenance Agreement, and Driveway Easement as set forth of record in Book 5395, Page 239, Book 5395, Page 248, and Book 5475, Page 143, said Register's Office.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS PARCEL is that certain property identified herein as Parcel 1, having been conveyed to grantors herein by Deed of record in Instrument No. 20040602-0064438, said Register's Office, to which Instrument reference is hereby made for a more complete description.

Being the same property conveyed to Gary Lee Christy and wife, Anita Christy by Warranty Deed from Alice Christy, dated July 25, 1979, recorded August 1, 1979, of record in Book 5475, Page 152, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **9441 Highway 96, Franklin, TN 37064.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor _X___ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this17th day of January, 2014.

Gary Lee Christy

Gary Lee Christy

Anita Christy

Anita Christy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Gary Lee Christy and Anita Christy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be the within bargainor of the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal, at office at Franklin, Tennessee on this 17th day of January, 2014.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015