WARRANTY DEED

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $521,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-17-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert F. Heacox	Avenue Bank	124-00-0 135.00
(NAME)	(NAME)	
3061 Palomino Place	111 10th Avenue South, Ste. 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140005660 DEEDWARR
Recvd: 01/24/14 13:53 3 pgs
Fees:18.00 Taxes:1927.70

20140124-0006843

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Neil Young and wife, Sharon Young**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert F. Heacox, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows:
Tract 1:
Land lying in the 12th Civil District of Davidson County, Tennessee, being a part of the Eckhardt Realty Corporation, Trustee property of record in Deed Book 10907, Page 281, Register's Office, Davidson County, Tennessee and being further described as follows:
Beginning at an old iron rod in the line of the United States of America property, said rod being the northwesterly corner of Tract 4A, and being N 72° 14'39" W-308.26 feet, then N 69 degrees 16'54'W-135.70 feet from an old concrete monument in the line of the USA property; Thence, leaving the line of the USA property and with the line of Tract 4A, S 7° 18'02" W-483.46 feet to an old iron rod, said rod being a southwesterly corner of Tract 4A: Thence continuing with the line of Tract 4A, N 82° 10'34" W-131.09 feet, to a new iron rod. Thence, leaving the line of Tract 4A and with a new line, N 7° 18'02" E-513.53 feet to a new rod in the line of the USA property. Thence, with the line of USA property, S 69° 16'54" E-134.76 feet to the point of beginning. Containing, 1.500 Acres more or less according to the survey completed by M. Steven Sanders RLS# 1585, 217 Wheeler Avenue, Nashville, Tennessee 37211.
Tract 2:
Land in Davidson County. Being more particularly described as follows to wit:
Beginning at a new iron rod in the northerly margin of the cul-de-sac on Palomino Place, said iron rod being N 07° 49'26" E-50.00 feet from the radius point of said cul-de-sac; Thence, leaving the margin of Palomino Place and with a new line, N 7° 49'26" E-25.01 feet to a new iron rod; Thence, with a new line, S 82° 10'34"E (passing a new iron rod at 250.00 feet), a distance of 498.58 feet to a new iron rod; Thence, with a new line, N 7° 18'02" E-483.46 feet to a new iron rod, said iron rod being in the line of the United States of America property. Thence, with the U.S.A.'s line, S 69° 16'54" E-135.70 feet to an old iron rod; Thence, continuing with the U.S.A.'s line, S 72° 14'39" E-308.26 feet to an old concrete monument; Thence, continuing with the U.S.A.'s line S 80° 00'44" E-12.00 feet to an old iron rod at a fence corner, said rod being the northwesterly corner of the J.T. Bradford property, of record in

Deed Book 2647, page 248, R.O.D.C., TN; Thence, leaving the U.S.A.'s line and with the Bradford's line along the fence, S 7° 18'02" W-449.55 feet to an old iron rod, said rod being the northeast corner of Tract 3-Bridle Path Subdivision; Thence, leaving Bradford's line and the fenceline, and with the northerly line of Tract 3, N 82° 10'34" W-902.88 feet to an old iron rod in the margin of the cul-de-sac on Palomino Place, said rod being the northwest corner of Tract 3; Thence, leaving the line of Tract 3, and with the margin of Palomino Place with a curve to the left having delta angle of 59°59'28", a radius of 50.00 feet, a chord being N 52 degrees 10'50" W-49.99 feet, and a length of 52.35 feet to the point of beginning. Containing 5.565 acres more or less.

Being the same property conveyed to Neil Young and wife, Sharon Young by Warranty Deed dated 03/29/2006 from Mark S. Pope, an unmarried person and Lori L. Pope, an unmarried person of record in Book 2647, Page 248, Register's Office for Davidson County, Tennessee.*Instrument No. 20060407-00040283

All matters as set forth per Plan Book 9700, Page 675, said Register's Office.
All matters set out in documents including but not limited to restrictions of record in Book 11326, Page 418 and Book 11489, Page 264, said Register's Office.
Restrictive Covenant for Detached Structure of record in Instrument 20080917-0095022, said Register's Office.
Easement Agreement of record in Book 10273, Page 365, said Register's Office.
Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land.
Right-of-Way for Palomino Place, as much as therein may lie.
Title to any portion of said land lying in the bed or banks of J. Percy Priest Reservoir, the rights of the United States of America, other governmental entities, and the public, in and to the waters of said Reservoir, the rights of upper and lower riparian owners to the free and unobstructed flow of the water and the consequence of any past or future change in the location of said Reservoir. This policy does not insure to the Insured any right to have the waters of said Reservoir maintained at present or any other level.
Easement for the flow of any unnamed streams, creeks or ponds located on subject property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3061 Palomino Place, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 December, 2013.

Neil Young

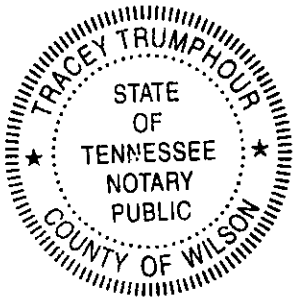
Sharon Young

State of Tennessee
County of Wilson

Personally appeared before me Neil Young and Sharon Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of December, 2013.

Notary Public
My Commission Expires: 8.14.17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122