BILL GARRETT, Davidson County
Trans:T20140007701 DEEDWARR
Recvd: 02/03/14 13:21 2 pgs
Fees:13.00 Taxes:296.00
20140203-0009397

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Donald A. Counce
Affiant

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this 30th day of January, 2014.

Notary Public:
My Commission Expires: 10/18/16

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Donald A. Counce and Saundra J. Counce 533 Tulip Grove Road Hermitage, TN 37076	New Owner 533 Tulip Grove Road Hermitage, TN 37076	07601000400

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jarod Counce**, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Donald A. Counce and wife, Saundra J. Counce**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, described as follows:

To find the point of beginning, start at a concrete monument at the northeast corner of Tulip Grove Subdivision, Section Ten, of record in Plat Book 5800, page 199 in the Register's Office of Davidson County, Tennessee; Thence, South 26 degrees 40 minutes 29 seconds East 89.51 feet to an iron pin at the point of beginning, said pin being at the intersection of the easterly right-of-way of Tulip Grove Road and the southerly boundary line of property owned by Jackie Ray Brown of record in Deed Book 5084, page 385 in said Register's Office; Thence, with said boundary line South 82 degrees 47 minutes 50 seconds East 279.33 feet to an iron pin in the westerly boundary line of property owned by Anthony King and Jessie L. Starks of record in Deed Book 7255, page 16 and Deed Book 5754, page 740 in said Register's Office; Thence, with said boundary line South 4 degrees 13 minutes 27 seconds West 316.81 feet to a concrete monument at the northwest corner of Tulip Grove Woods, Phase 1 of record in Plat Book 6200, page 69 in said Register's Office; Thence, with said Tulip Grove Woods westerly boundary line South 4 degrees 35 minutes 46 seconds West 299.15 feet to an iron pin; Thence, with the northerly boundary line of property owned by C. J. Cockrill, Jr. Et ux of record in Deed Book 3247, page 297, in said Register's Office, North 86 degrees 55 minutes 59 seconds West 300.98 feet to an iron pin in said Tulip Grove Road right-of-way; Thence, with said right-of-way as follows: North 5 degrees 45 minutes, 00 seconds east 327.96 feet to the beginning of a curve concave to the east with a radius of 3686.68 feet and a central angle of 1 degree 32 minutes 00 seconds, with the chord begin North 6 degrees 31 minutes 00 seconds 98.66 feet; Thence, with said curve an arc distance of 98.66 feet to the point of tangency; Thence, North 7 degrees 17 minutes 00 seconds East 210.42 feet to the point of beginning containing 4.21 acres.

Being the same property conveyed to Jarod Counce, unmarried, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, dated October 8, 2009, recorded October 27, 2009 in Instrument No. 20091027-0098907, Register's Office for Davidson County, Tennessee.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2014; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 533 Tulip Grove Road, Hermitage, TN 37076

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 30th day of January, 2014.

Jarod A Counce

Jarod Counce

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 Jarod Counce, 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 30th day of January, 2014.

Commission Expires:
10/18/16

Notary Public:

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075