STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Elizabeth Cole
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27 DAY OF March, 2014.

NOTARY PUBLIC

My Commission expires: 9/29/17

LEWIS BRONER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 14020011

Address of New Owner
Russell E. Roberts and Patricia A. Roberts, et ux
19416 Nottingham Dr.
Bloomington, IL 61705

Send Tax Bills To:
Same

Tax Information:
046-00-0-004.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jean R. Herrin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **Russell E. Roberts and Patricia A. Roberts, husband and wife,** hereinafter called the **Grantee**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Property located in the 1ST Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 05-22-13, File Number 860, as follows:

Beginning at a set iron rod in the north margin of Bull Run Road and being the common corner to David Daughten (Deed Book 6734, Page 931A);
Thence with the margin of Bull Run Road
S 57 DEGREES 39 MINUTES 27 SECONDS W a distance of 223.90 feet to an existing iron rod at the corner of William T. Williams (known as Barnes Family Cemetery) (Deed Book 10835, Page 598);
Thence with said Cemetery
N 14 DEGREES 47 MINUTES 57 SECONDS W a distance of 87.55 feet to an existing iron rod;
Thence S 59 DEGREES 11 MINUTES 42 SECONDS W a distance of 89.01 feet to an existing iron rod and common corner to James Upchurch (Deed Book 10459, Page 173);
Thence with said Upchurch
N 37 DEGREES 29 MINUTES 58 SECONDS W a distance of 90.98 feet to an existing iron rod;
Thence N 33 DEGREES 04 MINUTES 22 SECONDS W a distance of 101.78 feet to an existing iron rod;
Thence N 13 DEGREES 13 MINUTES 40 SECONDS W a distance of 159.07 feet to an existing iron rod;
Thence N 18 DEGREES 58 MINUTES 21 SECONDS W a distance of 148.17 feet to an existing iron rod;
Thence N 47 DEGREES 10 MINUTES 04 SECONDS E a distance of 286.54 feet to an existing iron rod at the base of a 16 inch blazed oak tree;
Thence N 09 DEGREES 18 MINUTES 15 SECONDS W a distance of 1019.54 feet to a set iron rod and common corner to James R. Upchurch (Instrument No. 20041213-0147789);
Thence with said Upchurch
N 05 DEGREES 25 MINUTES 33 SECONDS E a distance of 783.64 feet to an existing iron rod;
Thence S 80 DEGREES 50 MINUTES 16 SECONDS W a distance of 700.87 feet to an existing iron rod;

BILL GARRETT, Davidson County
Trans:T20140020954 DEEDWARR
Recvd: 03/28/14 13:13 3 pgs
Fees:18.00 Taxes:453.25
20140328-0025814

Thence S 04 DEGREES 08 MINUTES 57 SECONDS W a distance of 979.72 feet to a set iron rod in the north line of Mark Sagers (Instrument No. 200506210070816);
Thence with said Sagers
N 82 DEGREES 30 MINUTES 21 SECONDS W a distance of 153.10 feet to a set iron rod in the center of what the current deed refers to as "old post road" and common corner to Anthony Rentals (Instrument No. 20090123-0006177);
Thence with said Rentals and generally following the center of said "post road" along ridge the following nine calls:
N 21 DEGREES 42 MINUTES 33 SECONDS W a distance of 224.07 feet;
N 26 DEGREES 45 MINUTES 52 SECONDS W a distance of 236.14 feet;
N 12 DEGREES 26 MINUTES 06 SECONDS E a distance of 232.23 feet;
N 25 DEGREES 55 MINUTES 11 SECONDS E a distance of 187.44 feet;
N 10 DEGREES 59 MINUTES 04 SECONDS E a distance of 241.25 feet;
N 07 DEGREES 49 MINUTES 49 SECONDS W a distance of 570.53 feet;
N 49 DEGREES 35 MINUTES 07 SECONDS W a distance of 402.07 feet;
N 24 DEGREES 12 MINUTES 12 SECONDS W a distance of 471.58 feet;
N 34 DEGREES 39 MINUTES 54 SECONDS W a distance of 330.36 feet to an existing 3/4 inch pinched pipe in the center of "post road" and in the south line of James Campbell (Instrument No. 20111129-0092551);
Thence with said Campbell
S 86 DEGREES 49 MINUTES 55 SECONDS E a distance of 1618.86 feet to an existing iron rod at a metal fence post and common corner to Jamie Miller (Deed Book 8910, Page 208) and W.F. Joyner (Deed Book 6681, Page 480);
Thence with said Joyner
S 83 DEGREES 19 MINUTES 58 SECONDS E a distance of 1375.08 feet to an existing iron rod by a flat stone marked "X";
Thence S 74 DEGREES 27 MINUTES 32 SECONDS E a distance of 185.50 feet to a 24 inch white oak;
Thence S 08 DEGREES 32 MINUTES 32 SECONDS W a distance of 1146.50 feet to a set iron rod and common corner to Terri Nickens (Instrument No. 20000602-0054948);
Thence with said Nickens
S 84 DEGREES 12 MINUTES 39 SECONDS W a distance of 528.00 feet to a set iron rod;
Thence S 56 DEGREES 12 MINUTES 39 SECONDS W a distance of 396.00 feet to a set iron rod and common corner to James H. Akins (Deed Book 5289, Page 979);
Thence with said Akins S 41 DEGREES 12 MINUTES 39 SECONDS W a distance of 480.00 feet to a set iron rod;
Thence S 13 DEGREES 09 MINUTES 50 SECONDS W a distance of 436.44 feet to a 30 inch dead black oak;
Thence S 09 DEGREES 39 MINUTES 22 SECONDS E a distance of 626.04 feet to a 14 inch white oak and common corner to Willie A. Woodard (Deed Book 6612, Page 680) and David Daughten (Deed Book 6734, Page 931A);
Thence with said Daughten
S 16 DEGREES 56 MINUTES 29 SECONDS E a distance of 787.80 feet to a set iron rod
which is the point of beginning,
having an area of
4501448 square feet,
103.34 acres

Being the remaining part of the same property conveyed to Clifton C. Herrin and wife, Jean R. Herrin by Deed from Glenn D. Kirby and wife, Docia Ann Kirby, dated 08/04/1973 and filed for record on 08/08/1973 in Book 4735, page 54, Register's Office for Davidson County, Tennessee. Also being the same property title to which vested in Jean R. Herrin upon the death of her husband, Clifton C. Herrin (Date of Death 06/05/1997), by reason of their tenancy by the entirety.

This is improved property generally located:
0 Bull Run Road, Ashland City, TN 37015

SUBJECT TO THE FOLLOWING:

1. 2014 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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. I do covenant with said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Jean R. Herrin** has caused this instrument to be executed, this the 25th day of Feb., 2014.

Jean R. Herrin

Jean R. Herrin

STATE OF Georgia
COUNTY OF Cobb

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jean R. Herrin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 25 day of February, 2014.

My commission Expires: June 14, 2016

NOTARY PUBLIC

ERIC MCLEAN
NOTARY PUBLIC
FULTON COUNTY
STATE OF GEORGIA
My Commission Expires June 14, 2016