Box 13
#8104

ADDRESS NEW OWNER:

Michael S. Forsman
110 West 7th, Suite 900
Tulsa, OK 74119-1044

SEND TAX BILL:
New Owner

MAP AND PARCEL:
047-87

WARRANTY DEED

FOR AND CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which are hereby acknowledged, I, Tim Forsman, individually, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto Michael S. Forsman, individually, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A

Being the same property conveyed to Tim Forsman as to an undivided fifty percent (50%) interest and Ian Haldimann as to an undivided fifty percent (50%) interest, both as tenants in common, by deed of record in Instrument No. 20091117-01105921 Register's Office for Davidson County, Tennessee. And further Being the same property conveyed to Appenzell, Inc. an Illinois Corporation, as to an undivided fifty percent (50%) interest and Tim Forsman as to an undivided fifty percent (50%) interest, both as tenants in common, by deed of record in Instrument No. 20100412-0027499 Register's Office for Davidson County, Tennessee. And further Being the same property conveyed to Michael S. Forsman, as to an undivided fifty percent (50%) interest from Appenzell, Inc., by deed of record in Instrument No. 20110502-0033201 Register's Office for Davidson County, Tennessee;.

This conveyance is made subject to any and all existing restrictions and easements of record.

This is unimproved property known as 4865 Eatons Creek Rd, Nashville, TN 37218.

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, his heirs and assigns, forever; and I do covenant with Grantee that I am 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 I do further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140022032 DEEDWARR
Recvd: 04/02/14 10:29 3 pgs
Fees:18.00 Taxes:92.50
20140402-0027211

Witness my hand this 3rd day of March, 2014.

Tim Forsman, individually

STATE OF OKLAHOMA)
COUNTY OF TULSA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tim Forsman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Tulsa this 3rd day of March, 2014.

SARA J. BOLCH NOTARY PUBLIC #11009645 EXP. 10/21/15 STATE OF OKLAHOMA

Notary Public

My Commission Expires: 10/21/15

STATE OF OKLAHOMA)
COUNTY OF TULSA)

The actual value or consideration, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of March, 2014.

SARA J. BOLCH NOTARY PUBLIC #11009645 EXP. 10/21/15 STATE OF OKLAHOMA

Notary Public

My Commission Expires: 10/21/15

THIS INSTRUMENT WAS PREPARED BY:
Michael S. Forsman, PLC
110 West 7th, Suite 900
Tulsa, OK 74119-1044

EXHIBIT A

Property located at 4865 Eatons Creek Road in the City of Nashville, 1st Councilmanic District of Davidson County, Tennessee. Being described according to a survey by J. Bruce Rainey, Surveyor #823 dated October 19, 2009 and known as Job No. 09-0115, as follows:

BEGINNING at an iron pin set in the westerly right-of-way of Eatons Creek Road at the Southeast corner of the herein-described tract. Said point of beginning also being the Northeast comer of the Herman F. Marks property of record in Book 5410, Page 85, R.O.D.C, TN. Thence from said POINT OF BEGINNING, leaving Eatons Creek Road with the northerly line of Marks, S 66°15'42" W - 102.39' to an iron pin set; Thence S 76°45'42" W - 714.00' to an iron pin set; Thence S 25°44'18" E - 209.00' to an iron pin set in the northerly line of the Deborah G. Purcell property of record in Book 9592, Page 750, R.O.D.C., TN. Thence with the northerly line of Purcell, S 76°45'42" W - 876.00' to an iron pin set in a fence; Thence N 36°50'59" W - 80.00' to an existing iron pin in the easterly line of the Thomas L. Hazlewood property of record in Instrument No. 200904140033890, R.O.D.C., TN. Thence with the easterly line of Hazlewood, N 29°05'31" E - 306.19' to an existing iron pin; Thence N 26°37'39" E - 298.75' to an existing iron pin; Thence N 20°41'31" E -127.95' to an existing iron pin at the Southeast comer of the George O. Hazlewood etux property of record in Book 6663, Page 305, R.O.D.C., TN. Thence with the easterly line of Hazlewood, N 20°28'16" E - 398.41' to an existing iron pin, a corner to the John Turner Jones etux property of record in Book 4229, Page 120, R.O.D.C., TN. Thence with the line of Jones, S 36°16'29" E - 86.00' to a 10" Hickory tree in the fence; Thence S 11°52'56" E - 297.47' to a 30" Hickory tree in the fence; Thence S 64°39'22" E - 127.78' to a steel fence post; Thence S 73°13'03" E - 47.71' to a steel fence post; Thence S 76°30'44" E - 239.44' to a fence corner post; Thence N 26°33'09" E -199.21' to a 36" Oak tree in the fence; Thence N 35°02'53" E - 153.04' to a wood fence post; Thence N 48°19'12" E -66.75' to a steel fence post; Thence N 60°04'41" E -147.67' to an iron pin set in the westerly right-of-way of Eatons Creek Road; Thence with said right-of-way and a curve right having a radius of 2564.38', a chord length of 331.03', said chord having a bearing of S 32°54'05" E and an arc length along said curve of 331.26' to an iron pin set; Thence S 29°43'55" E - 184.03' to the POINT OF BEGINNING, containing 16.26 acres, more or less, together with an easement for roadway purpose for the purpose of ingress and egress to the above described access to the 44.12 acre tract lying south the aforesaid property as now located.