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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 14040595**<br><br>JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $220,000.00.<br><br>LuAnn Maloney<br>Affiant<br><br>Subscribed and sworn to before me, this 18th day of April, 2014.<br><br>Notary Public<br>My Commission Expires: 11-6-17 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Clinton Marlar<br>7212 Indian Creek Rd<br>Nashville TN 37209 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>10000001800 |

**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 of which is hereby acknowledged, **Indian Creek Hunt and Timber Club, LLC,** a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clinton Marlar and Aimee Marlar, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 2

Beginning at a iron rod in the West right-of-way of Indian Creek Road, said iron rod being the Northeast corner of the property described hereon;

Thence, along said right-of-way, South 36 degrees 14 minutes 15 seconds West, a distance of 47.65 feet to an iron rod;

Thence with a curve to the left having a delta angle of 25 degrees 30 minutes 10 seconds, a radius of 696.82 feet, a chord bearing of South 23 degrees 46 minutes 19 seconds West, and a distance of 307.61 feet to an iron rod;

Thence South 11 degrees 18 minutes 24 seconds West, a distance of 316.36 feet to an iron rod;

Thence with a curve to the right having a delta angle of 20 degrees 44 minutes 45 seconds, a radius of 562.48 feet, a chord bearing of South 22 degrees 19 minutes 33 seconds West, and a distance of 202.55 feet to an iron rod;

Thence South 33 degrees 20 minutes 42 seconds West, a distance of 160.53 feet to an iron rod;

Thence with a curve to the left having a delta angle of 22 degrees 23 minutes 25 seconds, a radius of 638.67 feet, a chord bearing of South 22 degrees 10 minutes 09 seconds West, and a distance of 248.03 feet to an iron rod;

Thence South 26 degrees 58 minutes 25 seconds West, a distance of 406.93 feet to an iron rod;

Thence with a curve to the right having a delta angle of 31 degrees 59 minutes 13 seconds, a radius of 161.67 feet, a chord bearing of South 43 degrees 19 minutes 28 seconds West, and a distance of 161.67 feet to an iron rod;

Thence with a curve to the right having a delta angle of 57 degrees 41 minutes 09 seconds, a radius of 132.50 feet, a chord bearing of South 88 degrees 23 minutes 32 seconds West, and a distance of 127.84 feet to an iron rod;

Davidson County DEEDWARR
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Fees:18.00 Taxes:814.00
20140423-0033932

Thence North 62 degrees 53 minutes 28 seconds West, a distance of 478.50 feet to an iron rod;

Thence North 67 degrees 48 minutes 31 seconds West, a distance of 220.10 feet to an iron rod;

Thence, leaving said right of way, North 62 degrees 00 minutes 08 seconds East, a distance of 173.25 feet to an iron rod;

Thence North 51 degrees 25 minutes 46 seconds East, a distance of 396.00 feet to an iron rod;

Thence North 41 degrees 25 minutes 46 seconds East, a distance of 1,056.00 feet to an iron rod;

Thence North 71 degrees 25 minutes 46 seconds East, a distance of 33.00 feet to an iron rod;

Thence North 26 degrees 25 minutes 46 seconds East, a distance of 297.00 feet to an iron rod;

Thence South 85 degrees 35 minutes 05 seconds East, a distance of 135.64 feet to an iron rod;

Thence South 71 degrees 33 minutes 34 seconds East, a distance of 69.52 feet to the point of beginning and containing 19.524 acres of land.

Being part of the same property conveyed to Indian Creek Hunt and Timber Club, LLC, a Tennessee limited liability company by Clerk's Deed from Richard R. Rooker, recorded on the 26th day of September, 2013 in Instrument No. 20130926-0101412, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Application for Greenbelt Assessment recorded at Instrument No. 20140324-0023914.

This is improved property located at 7212 Indian Creek Rd Nashville TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 18th day of April, 2014.

Indian Creek Hunt and Timber Club, LLC:

BY:_____

Jeffrey Dobyns, Managing Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Dobyns, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Managing Manager of Indian Creek and Timber Club, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Managing Manager.

Witness my hand, at office, this ~~23rd~~ 18th day of ~~August~~ April, ~~2012.~~ 2014

Notary Public
My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

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I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE