BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140034280 DEEDWARR
Recvd: 05/16/14 11:07 4 pgs
Fees:23.00 Taxes:462.50
20140516-0042195

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane P. Gardner	First Community Mortgage, Inc.	
(NAME)	(NAME)	
6255 Eatons Creek Rd.	275 Robert Rose Dr.	21-202 & 21-215
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EVELYN MARIE PARRISH AND JACQUELINE HARPER DEVISEES UNDER THE WILL OF JACK M. WAGGONER AND JACQUELINE HARPER, PERSONAL REPRESENATIVE BY ORDER APPROVING THE SALE OF REAL PROPERTY ENTERED ON OCTOBER 10, 2013 UNDER DOCKET NO. 09P1306,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANE P. GARDNER AND TONYA GARDNER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

Copy of Survey plat is attached as Exhibit "B"

This conveyance is subject to (a) 2014 real property taxes; (b) easement of record in Book 1333, page 221, said Register's Office; and (c) restrictive covenants of record in Book 3134, page 423, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6255 Eatons Creek Rd., Joelton, TN 37080

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness our hands this 15 day of May, 2014.

Jacqueline W. Harper
Jacqueline Harper, Personal Representative

Evelyn Marie Parrish
Evelyn Marie Parrish

By: Jacqueline W. Harper
Jacqueline Harper

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline Harper, the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee this 15 day of May, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of May, 2014, before me personally appeared Jacqueline W. Harper, to me known to be the person who executed the foregoing instrument on behalf Evelyn Marie Parrish and acknowledged that she executed the same as the free act and deed of Evelyn Marie Parrish.

WITNESS my hand and seal this 15 day of May, 2014

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of May, 2014, before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Jacqueline Harper, 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, and who further acknowledged that she is the Personal Representative of the Estate of Jack W. Waggoner and executed the within instrument as such Personal Representative.

WITNESS my hand and seal this 15 day of May, 2014

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

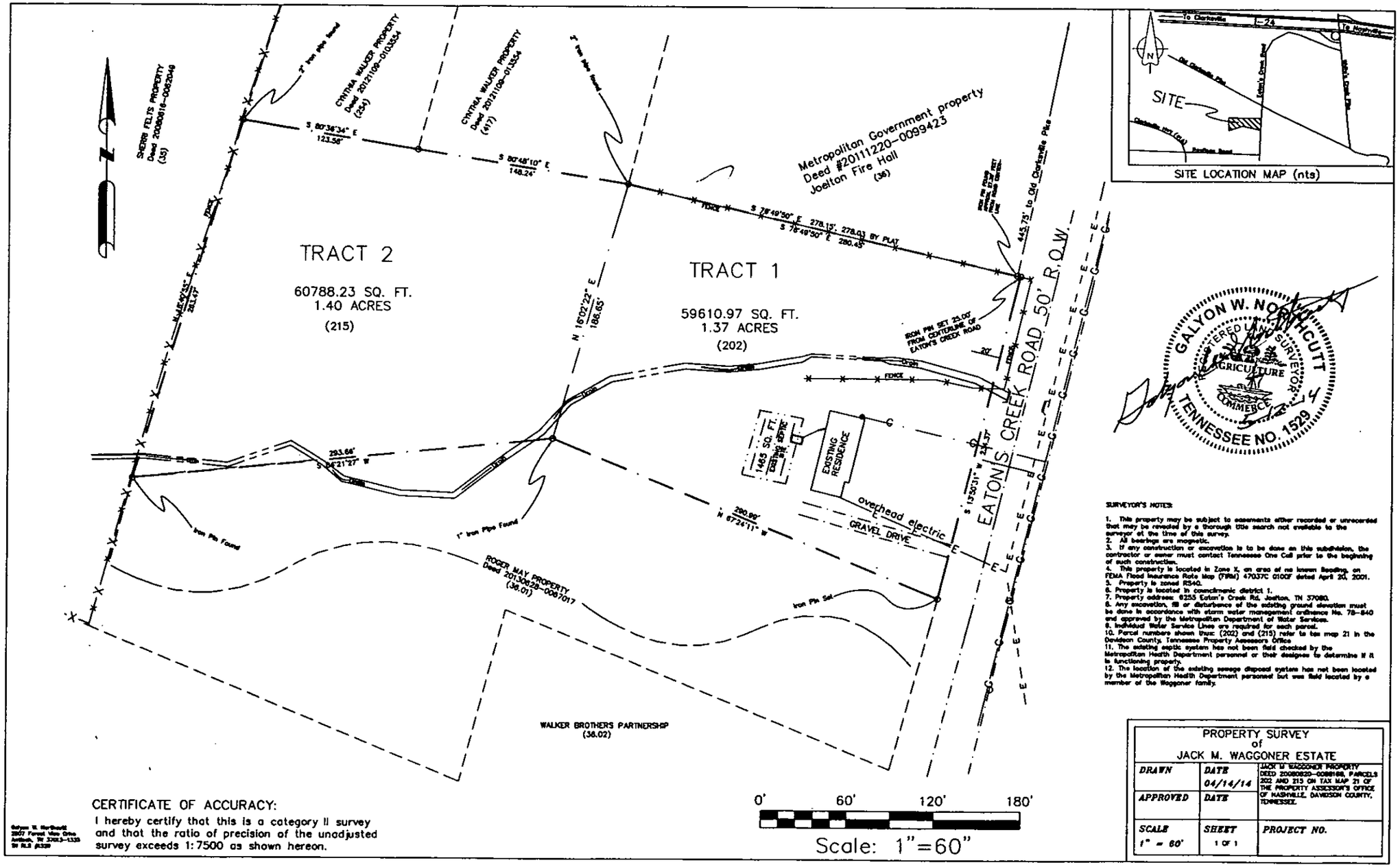
Notary Public

Exhibit "A"

Parcel (202), **Tract 1** of this survey: Beginning on an iron pin set twenty five feet (25') from the centerline of Eaton's Creek Road and being 445.75' south of the intersection of Eaton's Creek Road and Old Clarksville Pike, the northeast corner of the herein described tract and also being 2.30' east of an iron pin set in the fence at the southeast corner of a parcel belonging to the GSA and being the Nashville Fire Department, Joelton Fire Station; thence with the west margin of Eaton's Creek Road S-13° 50' 31"-W, 234.37' to an iron pin set at the southeast corner of the herein described tract and the northeast corner of May property; thence leaving the margin of Eaton's Creek Road with May's north line N-67° 24' 11"-W, 290.99' to an existing one inch (1") iron pipe the southwest corner of tract 1 and the southeast corner of tract 2 of this survey; thence with the east line of tract #2, N-16° 02' 22"-E, 186.65' to an existing 2" iron pipe at the northwest corner of the herein described tract and the northeast corner of tract 2 of this survey; thence with the GSA property's south line and generally with the fence, S-76° 49' 50"-E, passing an iron pin at 278.03' and continuing an additional 2.30' to an iron pin, the point of beginning and containing 1.37 acres, more or less according to a survey by Galyon Northcutt Surveying dated April 14, 2014.

Parcel (215), **Tract 2** of this survey: Commencing on an iron pin set on the margin of Eaton's Creek Road, 25' from the centerline of said road and being 445.75' south of the intersection of Eaton's Creek Road and the Old Clarksville Pike and being N-76° 49' 50"-W, 280.45' from said iron pin at the Point of Beginning of Tract 2 (parcel 215) of this survey, at an existing two inch (2") iron pipe at the northeast corner of the herein described tract and the northeast corner of tract 1 (parcel 202) of this survey; thence with the west line of tract 1, S-16° 02' 22"-W, 186.65' to an existing 1" iron pipe, the southeast corner of tract 2 of this survey and the southwest corner of tract 1; thence S-84° 21' 27"-W, 293.66' with May's north line to an existing iron pin in a fence and east line of Felts and being the southwest corner of the herein described tract and the northwest corner of May's property; thence with Felt's east line and generally with an existing fence N-16° 40' 55"-E, 263.47' to an existing two inch (2") iron pipe, the northwest corner of this tract #2 of this survey and the southwest corner of Walker; thence with Walker's south line S-80° 36' 34"-E, 123.58' to an existing iron pin; thence S-80° 48' 10"-E, 148.24' to an existing two inch (2") iron pipe, the point of beginning or tract 2 of this survey and containing 1.40 acres, more or less according to a by Galyon Northcutt Surveying dated April 14, 2014.

Being the same property conveyed to Jack M. Waggoner by deed from Jacqueline Harper of record in Instrument No. 20080828-0088168, said Register's Office. The said Jack M. Waggoner has since died. Evelyn Marie Parrish and Jacqueline Harper are the devisees under the Will of Jack M. Waggoner probated under Docket No. 09P1306, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. An Order approving the sale of real property by Jacqueline Harper, Personal Representative was signed by the Court and entered on October 10, 2013 under Docket No. 09P1306, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.



SITE LOCATION MAP (nts)

SURVEYOR'S NOTES:

1. This property may be subject to easements either recorded or unrecorded that may be revealed by a thorough title search not available to the surveyor at the time of this survey.
2. All bearings are magnetic.
3. If any construction or excavation is to be done on this subdivision, the contractor or owner must contact Tennessee One Call prior to the beginning of such construction.
4. This property is located in Zone X, an area of no known flooding, on FEMA Flood Insurance Rate Map (FIRM) 47037C 0100F dated April 20, 2001.
5. Property is zoned RS40.
6. Property is located in councilmanic district 1.
7. Property address: 8255 Eaton's Creek Rd. Joelton, TN 37080.
8. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
9. Individual Water Service Lines are required for each parcel.
10. Parcel numbers shown thus: (202) and (215) refer to tax map 21 in the Davidson County, Tennessee Property Assessors Office.
11. The existing septic system has not been field checked by the Metropolitan Health Department personnel or their designee to determine if it is functioning properly.
12. The location of the existing sewage disposal system has not been located by the Metropolitan Health Department personnel but was field located by a member of the Waggoner family.

CERTIFICATE OF ACCURACY:

I hereby certify that this is a category II survey and that the ratio of precision of the unadjusted survey exceeds 1:7500 as shown hereon.

Galyon W. Northcutt
2907 Forest View Drive
Antioch, TN 37013-1335
TN RLS #1529

PROPERTY SURVEY of JACK M. WAGGONER ESTATE		
DRAWN	DATE 04/14/14	JACK M WAGGONER PROPERTY DEED 20080620-0068188, PARCELS 202 AND 215 ON TAX MAP 21 OF THE PROPERTY ASSESSOR'S OFFICE OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE.
APPROVED	DATE	
SCALE 1" = 60'	SHEET 1 OF 1	PROJECT NO.

EXHIBIT "B"