WARRANTY DEED

BRENDA ZITZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $28,050.00

Affiant

Subscribed and sworn to me on June 12th, 2014

NOTARY PUBLIC

My Commission Expires: 11-6-17

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 06/12/14 13:52 3 pgs
Fees:18.00 Taxes:103.79
20140612-0051390

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Antonio C. Turner 2316 Clay Lick Rd. Whites Creek, TN 37189	Antonio C. Turner 5054 Tranham Road Whites Creek, TN 37189	023-00-0-185.00 and Map No. 2300 Parcel No. 1100

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Francine Fee and Gregory Fee, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Antonio C. Turner, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract I

Land in Davidson County, Tennessee, being part of the same property conveyed by Quitclaim Deed from Lonnie Siebe and wife, Meghan Siebe and Ralph L. Siebe and wife, Brenda K. Siebe to Lonnie Siebe Trustee and Meghan K. Siebe Trustee of the Siebe Living Trust as recorded on the 6th day of January, 2006 in Instrument No. 20060106-0002060 and part of Warranty Deed from Barbara Luster Waller and Ronald B. Luster, Sr. to Lonnie Siebe and wife, Meghan Siebe and Ralph L. Siebe and Brenda K. Siebe as recorded on the 18th day of October, 2005 in Instrument No. 20051018-0125660 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod in the Northerly right of way of Claylick Road, said point being 2,550 feet Northwest of Licktown Pike and being the Southeast corner of the herein described tract and Southwest corner of the Charles Knight Property as described in Deed Book 8027, Page 829, Register's Office of Davidson County, Tennessee.

Thence S79° 06' 38"E 14.03 with the Northerly right of way to an iron rod'; thence with a curve to the right, having a delta angle of 04° 17' 15", a radius of 716.20' an arc length of 53.59', a chord bearing of N76° 58' 41"W, and a chord length of 53.58' to an iron rod, the Southeast corner of Tract #1, and the Southwest corner of Tract #14; thence with a curve to the right having a delta angle of 13° 22' 33", a radius of 716.20', an arc length of 167.20', a chord bearing of N68° 08' 48"W and a chord length of 166.82 to an iron rod; thence N61° 27' 31"W 36.56' to an iron rod the Southwest corner of Tract #1 also the true point of beginning of the following described tract:

Thence N61° 27' 31"W 50.12' to an iron rod, the Southeast corner of Tract #3; thence leaving said right of way, N32° 30' 02"E 1636.44' to an iron rod, the Northeast corner of Tract #3; thence S64° 41' 34"E 50.40' to an iron rod, the Northwest corner of Tract #1; thence S32° 30' 02"W 1639.29' to the true point of beginning and containing 1.88 acres more or less according to a survey by Delle Land Surveying dated October 9, 2007.

Tract II

A certain tract or parcel of land in Davidson County, State of TN, described as follows, to-wit:

Beginning at an iron rod in a fence line and in the Northeast edge of a 50 foot right of way, at a point North 67 degrees 58 minutes 40 seconds West, 22.69 feet from the Southwest corner of the Willis A. Robinson Property as described in Deed Book 10369 Page 976 RODC and the Northwest corner of the Jacqueline S. Phillips Property as described in Deed Book 10964 Page 868 RODC, said point being the Northwest corner of this parcel. Thence with Robinson's West line, and generally with a fence line, South 67 degrees 58 minutes 40 seconds East, 279.15 feet to an iron rod. Thence, South 41 degrees 44 minutes 43 seconds East, 378.72 feet to an iron rod. Thence, South 69 degrees 57 minutes 26 seconds East, 204.75 feet to an iron rod. Thence, South 30 degrees 17 minutes 57 seconds East, 729.15 feet to an iron rod. Thence, leaving the fence, North 64 degrees 41 minutes 35 seconds West, 1117.84 feet to an iron rod in the East edge of a 50 foot right of way. Thence, with said right of way, North 15 degrees 04 minutes 01 seconds East, 19.86 feet to an iron rod. Thence, North 03 degrees 25 minutes 09 seconds East, 89.90 feet to an iron rod. Thence, North 16 degrees 56 minutes 39 seconds East, 156.28 feet to an iron rod. Thence, North 10 degrees 58 minutes 14 seconds East, 96.02 feet to an iron rod. Thence, North 01 degrees 44 minutes 42 seconds West, 129.27 feet to an iron rod. Thence, North 25 degrees 44 minutes 32 seconds West, 62.33 feet to an iron rod. Thence, North 55 degrees 37 minutes 39 seconds West, 125.92 feet to the point of beginning and containing 9.007 acres.

Being the same property conveyed by Warranty Deed from Lonnie Siebe, Trustee and Meghan K. Siebe, Trustee of the Siebe Living Trust to Francine Fee and Gregory Fee as recorded on the 20th day of March, 2007 in Instrument No. 20070320-0033434 as corrected at Instrument No. 20130419-0039343; Deed of Correction from Lonnie Siebe and Meghan K. Siebe, Trustees of the Siebe Living Trust to Francine Fee and Gregory Fee as recorded on the 19th day of April, 2013 in Instrument No. 20130419-0039342 and Quitclaim Deed from Lonnie Siebe and Meghan K. Siebe, Trustees of the Siebe Living Trust to Francine Fee and Gregory Fee as recorded on the 18th day of April, 2013 in Instrument No. 20130418-0038795, in the Register's Office of Davidson County, Tennessee.

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, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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.

WITNESS our hands on June 9, 2014.

Francine Fee

Gregory Fee

STATE OF WASHINGTON
COUNTY OF King

On June 9, 2014, before me personally appeared Francine Fee and Gregory Fee to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 9, 2014.

NOTARY PUBLIC Wm M. Peace
IN AND FOR THE STATE OF WASHINGTON
My Commission Expires: 9-16-2017 Residing at Seattle

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017