WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of June 2014.

Notary Public

MY COMMISSION EXPIRES: 3-19-17
(AFFIX SEAL)

SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20140044298 DEEDWARR
Recvd: 06/23/14 13:48 3 pgs
Fees: 18.00 Taxes: 1258.00

20140623-0054579

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jeremy Davenport and Jessica Davenport, husband and wife	First National Bank of McMinnville	110 00 0 164.00
(NAME)	(NAME) 1608 Williams Dr Suite 301	
3575 Earhart Rd		
(ADDRESS)	(ADDRESS)	
Mount Juliet 37122	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Forty Thousand And No/100 Dollars ($340,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Noel R Hwang and Heidi M Hintz, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeremy Davenport and Jessica Davenport, 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:

Tract I: Land in the 4th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Murray D. Shanklin, Engineer, dated April 21, 1974, to wit:

Beginning at an iron pin in the easterly margin of Earhart Road and being the southwest comer of the property conveyed to Roy E. Sinkovich etux et al of record in Book 4674, Page 864, said Register's Office; thence North 81 degrees 44 minutes east 943.14 feet to a point; thence North 2 degrees 02 minutes West 137.25 feet to a point; thence South 87 degrees West 942.67 feet to a point in the easterly margin of Earhart Road; thence South 2 degrees 02 minutes east along said easterly margin, 141.68 feet to the point of beginning, containing 3.0 acres, more or less.

Tract II: Land lying and being in the 4th Civil district of Davidson County, Tennessee, described according to an unrecorded survey made by Don Shanklin, Engineer, dated November 13, 1972, as follows, to wit:

Beginning at an iron pin in the easterly margin of Earhart Road, said point being the Southwest comer of the property conveyed to E. B. Pugh and wife, Sylvia Pugh, by deed of record in Book 3911, Page 444,

said Register's Office; thence North 81 degrees 44 minutes east 1499.52 feet to an iron pin; thence North 79 degrees 05 minutes east 202.33 feet to an iron pin; thence north 8 degrees 34 minutes west 167.85 feet to an iron pin; thence South 87 degrees 01 minute West 1403.22 feet to an iron pin; thence South 0 degrees 27 minutes East 25.70 feet to a post; thence South 81 degrees 55 minutes West 269.23 feet to the easterly margin of Earhart Road; thence along the easterly margin of Earhart Road South 2 degrees 02 minutes East 283.35 feet to the point of beginning, and containing 9.536 acres, more or less.

INCLUDED IN THE DESCRIPTION BUT EXCLUDED FROM THE CONVEYANCE IS THE PROPERTY DESCRIPTION AS TRACT ONE ABOVE AND THE 3.0 ACRES MORE OR LESS CONVEYED IN BOOK 5067, PAGE 549, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. THE REMAINING PROPERTY FOR TRACT II IS 3.536 ACRES MORE OR LESS.

TRACT III: A tract of land located in Davidson County, Tennessee being described as Lot No.1 according to a survey fo Jenkins Land Surveying dated August 24, 1984, as follows:

Beginning at an iron pin in the easterly margin of Earhart Road, being the northwest comer of the lands of Duncan by deed of record in Book 5958, Page 204, Register's Office, Davidson County, Tennessee; thence North 82 degrees 00 minutes East 942.67 feet to an iron pin; thence North 2 degrees 02 minutes West 109.0 feet to an iron pin; thence South 87 degrees 01 minutes West 669.22 feet to an iron pin; thence S 06 degrees 47 minutes East 28 feet to an iron pin; thence South 81 degrees 37 minutes West 271.39 feet to an iron pin in the easterly margin of Earhart Road; thence South 1 degree 19 minutes East 140 feet along said margin to the point of beginning, containing 2.99 acres, more or less.

TRACT FOUR: A tract of land lying and being in the 4th Civil District of Davidson County, Tennessee, said tract being a 10 foot strip lying along the southerly portion of Grantee's property more particularly described as follows:
Beginning at a point in the easterly margin of Earhart Road, said point being the southwest comer of the herein described strip of land and being the northwest comer of the tract of land conveyed to Joe Duncan, Sr., as of record in Book 5956, Page 204, Register'S Office for said County; thence North 82 degrees East 942.67 feet to a point; thence North 2 degrees 02 minutes West 10 feet to a point; thence South 82 degrees West 942.67 feet, more or less, to a point in the easterly margin of Earhart Road; thence South 2 degrees 02 minutes East along said road 10 feet to the point of beginning.

Being the same property conveyed to Noel R. Hwang and wife, Heidi M. Hintz by Warranty Deed from Joseph F. Duncan, Sr. and wife, Patty S. Duncan dated October 25, 2004 of record in Instrument No. 20041028-0129611, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3575 Earhart Rd, Mount Juliet, TN 37122

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, has 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.

Witness our hands this .

Noel R Hwang

Heidi M Hintz by Noel R. Hwang, her AIF Attorney In Fact

State of Tennessee County of Wilson

Personally appeared before me, the undersigned notary public, Noel R. Hwang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal this the 13th day of June, 2014.

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 3/26/17

State of Tennessee County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Noel R. Hwang the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Heidi M. Hintz and acknowledged that he, as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Book *_____, Page _____ in the Register's Office of Wilson County, Tennessee. *Instrument # 20140623-0054578

Witness my hand and official seal this the 13th day of June, 2014.

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 3/26/17