WARRANTY DEED VB2014 0114 Davidson County DEEDWARR Recvd: 07/03/14 15:40 3 pgs Fees:18.00 Taxes:299.70 **20140703-0059121**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $81,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 1ST DAY OF JULY, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
Fred Stier **2334 Hobson Pike** **Antioch, TN 37013**	**Same**	**15000037100, 15000037200**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Charles E. Walker, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Fred Stier and Pat Myer, as tenants in common with right of survivorship, *(hereinafter called "Grantees")*, a certain tract or parcel of land in the 2nd Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
Land in the 2nd Civil District of Davidson County, Tennessee, and described according to a survey by MEC, Inc. dated June 13, 2003 as follows:

Beginning in the Easterly margin of Mt. View Road, 259.70 feet Southwest of the Southwest corner of the Jean Mason Scott property as recorded in Book 5185, Page 414, R.O.D.C., TN; thence leaving said margin, South 32 degrees 01' 52" East a distance of 285.00 feet; thence, South 57 degrees 58' 08" West a distance of 300.00 feet; thence, North 50 degrees 56' 16" West a distance of 301.25 feet; thence, along the Easterly margin of Mt. View Road, North 57 degrees 58' 08" East a distance of 397.61 feet to the Point of Beginning and containing 2.28 acres or 99,410 square feet.
Property also known as: 6130 Mt. View Road, Antioch, TN 37013 (Map & Parcel 15000037200)

Tract 2:
Land in the 2nd Civil District of Davidson County, Tennessee and described according to a survey by MEC, Inc., dated June 13, 2003 as follows:

Beginning in the Northerly margin of Hamilton Church Road, 273.97 feet East of the Easterly margin of Mt. View Road; thence along the Northerly margin of Hamilton Church Road with a curve to the left an arc distance of 153.07 feet, said curve having a radius of 2707.64 feet, a chord direction of North 56 degrees 09' 45" West and a chord length of 153.04 feet; thence along a curve to the left an arc distance of 84.72 feet. said curve having a radius of 1545.95 feet, a chord direction of North 59 degrees 21' 45" West and a chord length of 84.70 feet; thence along a curve to the right an arc distance of 42.63 feet, said curve having a radius of 20.00 feet, a chord direction of North 00 degrees 08' 37" East and a chord length of 35.01 feet; thence along the easterly margin of Mt. View Road with a curve to the left an arc distance of 133.65 feet, said curve having a radius of 2363.22 feet, a chord direction of North 59 degrees 35' 21" East and a chord length of

133.63 feet; thence North 57 degrees 58' 08" East a distance of 343.22 feet; thence, leaving said margin, South 50 degrees 56' 16" East a distance of 301.25 feet; thence South 02 degrees 22' 22" West a distance of 203.26 feet; thence North 54 degrees 15' 49" West a distance of 316.38 feet; thence South 40 degrees 29' 26" West a distance of 269.49 feet; to the point of beginning and containing 2.98 acres of 129,843 square feet.

Property also known as 6120 Mt. View Road, Antioch, TN 37013 (Map & Parcel 15000037100)

Being the same property conveyed to Charles E. Walker by Quitclaim Deed from Federal Deposit Insurance Corporation on behalf of Community South Bank, Parsons, TN, dated June 6, 2014 of record in Instrument # 20140616-0052004, Register's Office for Davidson County, Tennessee.

The above-described property is unimproved property known as **6120 & 6130 Mt. View Rd, Antioch, TN 37013**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of July, 2014.

GRANTOR:

Charles E. Walker

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Charles E. Walker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 1st day of July, 2014.

Julie Coone

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Julie Coone, 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.

Julie Coone

JULIE COONE

State of Tennessee
County of Davidson

Personally appeared before me, Jon Paul Johnson, a notary public for this county and state, Julie Coone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JON PAUL JOHNSON, NOTARY PUBLIC

JON PAUL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

7/3/2017