NEW OWNER:

RICHARD KERRY RENDINO
1410 WALKER ROAD
HERMITAGE, TN 37076

SEND TAX BILLS TO:
Richard Kerry Rendino
1410 Walker Road
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-0634

Map & Parcel 13700006800

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140053180 DEEDWARR
Recvd: 07/23/14 11:11 3 pgs
Fees:18.00 Taxes:444.00
20140723-0065373

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty Thousand and 00/100 Dollars ($120,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHELE ROLLINS, married** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **RICHARD KERRY RENDINO, unmarried,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **4th formerly the 16th** Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows to-wit:

Land in the 4th, formerly the 16th Civil District of Davidson County, Tennessee, being Lot No. 1 on the plan of S.A. Buchanan's Subdivision of the Castleman Tr., not of record, described according to a survey made by Eric Drake, County Surveyor, November 17, 1932, as follows:

Beginning in the center of Couchville Pike or Franklin College Road at a point opposite the easterly margin of an unnamed road; thence with the center of said Couchville Pike, South 89 ½ deg. East 555 feet to the corner of Lot Nos. 1 and 2; thence with line between said two lots, South 0 deg. 38 min. East 996 feet to the northerly margin of said unnamed road; thence with same, North 88 deg. 48 min. West 626 feet to the easterly margin of said unnamed road; thence with same, North 3 ½ deg. East 990 feet to the beginning, containing 13.45 acres, more or less.

Exclusion Tract I:

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is a one acre tract out of the southwest corner of said lot for the Philippi Church.

Exclusion Tract II:

ALSO INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is a tract set out in Judgment on Declaration of Taking, of record in Book 3958, Page 327, in the Register's Office for Davidson County, Tennessee, said property being more particularly described as follows to-wit:

A tract of land designated as Tract No. 941in the J. Percy Priest Dam and Reservoir Project, situated in the Fourth Civil District of Davidson County, Tennessee, on Couchville Pike and Walker Road, and being more particularly described as follows:

Beginning at the point of intersection of the center lines of Couchville Pike, Bakers Grove Road and Walker Road; thence from the point of beginning, along the center of Couchville Pike, South 85 deg. 42 min. East 585, more or less, to a nail in a survey cap set in the center of said Pike at a corner of lands now or formerly owned by Elmer McClure; thence along said McClure's line South 03 deg. 23 min. West 765.13 feet into a concrete monument; thence, leaving said McClure's line, and severing the lands of the subject owners as follows: North 89 deg. 36 min. West 596.77 feet to an iron pin and south 04 deg. 09 min. West 50.19 feet to a concrete monument set in a line of lands now or formerly owned by Phillipi Church of Christ; thence along said Church's line North 86 deg. 42 min. West 30 feet, more or less, to a point in the center of Walker Road; thence, along the center of said Walker Road, North 07 deg. 44 min. East 862 feet, more or less, to the point of beginning, containing 9.95 acres, more or less.

Being the same property conveyed to MICHELLE ROLLINS, married by Warranty Deed from Francis G. Fuzzell and Mary Ann Fuzzell, husband and wife, dated October 7, 2011, and of record in Instrument No. 20111014-0080043, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 1410 WALKER ROAD, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 16th day of July, 2014.

Michele Rollins

MICHELE ROLLINS

STATE OF ~~TENNESSEE~~ Delaware

COUNTY OF ~~WILSON~~ New Castle

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHELE ROLLINS**, 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 office this 16th day of July, 2014.

Melissa Robinson

NOTARY PUBLIC

My commission expires: January 2, 2015

MELISSA ROBINSON NOTARY PUBLIC STATE OF DELAWARE MY COMMISSION EXPIRES ON January 02, 2015

****

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00.**

Chloe A

AFFIANT

Sworn to and subscribed to before me this 16th day of July, 2014.

Lynne Ward

NOTARY PUBLIC

My commission expires: 2/28/17

LYNNE WARD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY