THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140053995 DEEDWARR
Recvd: 07/25/14 14:29 2 pgs
Fees:13.00 Taxes:666.74

20140725-0066378

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,200.00.

Robert D Poole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2014

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Poole	SAME	
1039 Hillview Dr		069-00-0-048.00
Hendersonville TN 37075		
(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, **Roger C. Brown and Mildred Deal Brown**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert D. Poole**

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:

BEING A PARCEL OF LAND IN THE 2ND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE WILLIAM O. BARRY PROPERTY AS OF RECORD IN INSTRUMENT NO. 200204180047972-R.O.D.C, TN. BOUNDED ON THE EAST BY JENNIE BROWN LANE AND THE DAVID C. ALLEN & LISA K. CREASY PROPERTY AS OF RECORD IN DEED BOOK 9616, PAGE 684-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF A RAILROAD RIGHT OF WAY. BOUNDED ON THE WEST BY THE CIVIL CONSTRUCTORS, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 201301070001942-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN FOUND, SAID PIN BEING IN THE NORTHERLY MARGIN OF A RAILROAD RIGHT OF WAY, SAID PIN BEING ALSO THE SOUTHWEST CORNER OF THE DAVID C. ALLEN & LISA K. CREASY PROPERTY AS OF RECORD IN DEED BOOK 9616, PAGE 684-R.O.D.C., TN. AND BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, WITH THE NORTHERLY MARGIN OF AN EXISTING RAILROAD RIGHT OF WAY, NORTH 57 DEGREES 24 MINUTES 10 SECONDS WEST, 875.03 FEET TO AN EXISTING IRON PIN FOUND; THENCE, A COMMON LINE WITH THE CIVIL CONSTRUCTORS, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 201301070001942-R.O.D.C., TN. NORTH 18 DEGREES 50 MINUTES 36 SECONDS EAST, 320.38 FEET TO AN EXISTING IRON PIN FOUND; THENCE, A COMMON LINE WITH THE WILLIAM O. BARRY PROPERTY AS OF RECORD IN INSTRUMENT NO. 200204180047972-R.O.D.C., TN. SOUTH 76 DEGREES 54 MINUTES 24 SECONDS EAST, 601.54 FEET TO AN EXISTING IRON PIN FOUND; THENCE, NORTH 62 DEGREES 43 MINUTES 06 SECONDS EAST, 158.00 FEET TO AN IRON PIN FOUND AND THE BEGINNING OF A CURVE TO THE LEFT; THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 20 DEGREES 05 MINUTES 23 SECONDS, A RADIUS OF 158.00 FEET, A LENGTH OF 55.40 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 52 DEGREES 40 MINUTES 25 SECONDS EAST, 55.12 FEET TO AN EXISTING CONCRETE MONUMENT FOUND; THENCE WITH THE WESTERLY MARGIN OF JENNIE BROWN LANE, SOUTH 16 DEGREES 11 MINUTES 12 SECONDS WEST, 463.94 FEET TO AN EXISTING IRON PIN FOUND; THENCE, SOUTH 73 DEGREES 07 MINUTES 01 SECONDS EAST, 69.85 FEET TO A 12" BODOCK TREE; THENCE, A COMMON LINE WITH THE DAVID C. ALLEN & LISA K. CREASY PROPERTY AS OF RECORD IN DEED BOOK 9616, PAGE 684-R.O.D.C., TN. SOUTH 14 DEGREES 52 MINUTES 42 SECONDS WEST, 288.01 FEET TO THE POINT OF BEGINNING.

CONTAINING, 372,716 sq. ft. or 8.55 Acres, more or less

SUBJECT PROPERTY IS ENCUMBERED BY A 60' INGRESS/EGRESS EASEMENT AS OF RECORD IN INSTRUMENT NO. 200003060022043 ON THE SOUTHEAST CORNER OF THE

PROPERTY, AND BY AN OVERHEAD LINE EASMENT OF RECORD IN INSTRUMENT NO. 20000406-0034979, REGISTER'S OFFICE FOR DAVID COUNTY, TENNESSEE.

Prepared by: Brian McCain, P.L.S. TN#2256, Southern Precision Land Surveying, Inc., P.O. Box 220, Pegram, TN 37143-0220, File No. 14-0433

Being a portion of the same property conveyed to Roger C. Brown and wife, Mildred Deal Brown by deed from Clarence Siegrist and wife, Bertha M. Siegrist of record in Book 4732, page 298 Register's Office for Davidson County , Tennessee, dated July 13, 1973 and recorded on July 30, 1973.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (✓) UNIMPROVED

( ) IMPROVED property known as **8.5 acres Jennie Brown Road, Nashville, TN .**

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.

Witness my hand( ) this the 22nd day of July, 2014.

Roger C. Brown

Roger C. Brown

Mildred Deal Brown

Mildred Deal Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roger C. Brown** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of July, 2014.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mildred Deal Brown** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of July, 2014.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public