BILL GARRETT, Davidson County
Trans:T20140056579 DEEDWARR
Recvd: 08/04/14 13:35 3 pgs
Fees:18.00 Taxes:740.00
20140804-0069687

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027
(615) 373-1652 (BSL)

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Paul H. Tune 2273 Skinner Rd Nolensville, TN 37135	Owner	187-00-0-02100

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 200,000.00 .

Affiant

My Commission Expires:

December 16, 2017

Subscribed and sworn to before me this 22 day of July, 2014.

Notary Public

Barbara S. Lamb
State of Tennessee
Notary Public
Williamson County

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MARTHA ANN TUNE LYNN**, ("Grantor") by these presents does hereby transfer, sell and convey to PAUL H. TUNE ("Grantee") his heirs and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

Being a 51.34 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being the same property conveyed to Martha Ann Tune Lynn as evidenced by deed of record in Instrument No. 20081029-0108118, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by H & H Land Surveying, Inc., dated May 20, 2014, as follows:

Beginning at an iron rod (new) set on the northerly margin of Battle Road, said point being the most southwesterly corner of the herein-described tract and the most southeasterly corner of the Laura A. Flingo property of record in Instrument No. 20130926-0101215, Register's Office Davidson County, Tennessee;

Thence with the easterly line of said Flingo Property, North 06 Degrees 02 Minutes 11 Seconds East, passing an old iron rod at 615.96 feet, a total distance of 826.07 feet to an iron rod (old);

Thence with the easterly margin of Battle Ridge Lane (50' Private Roadway), the following four calls:
North 06 Degrees 00 Minutes 40 Seconds East a distance of 632.12 Feet to a point;

Thence North 06 Degrees 20 Minutes 50 Seconds East a distance of 178.00 feet to a point;

Thence North 05 Degrees 59 Minutes 54 Seconds East a distance of 892.78 feet to a point;

Thence North 06 Degrees 26 Minutes 32 Seconds East a distance of 442.45 feet to a point;

Thence continuing with the easterly margin of Battle Ridge Lane, and with the easterly line of the Scott W. Anker et ux Property of record in Deed Book 10252 page 818, Register's Office Davidson County, Tennessee, North 06 Degrees 12 Minutes 34 Seconds East a distance of 1283.97 feet to an iron rod (old);

Thence with the southerly line of the Rachel Yates Bonds Property of record in Deed Book 1148, page 141, Register's Office Davidson County, Tennessee,
South 83 Degrees 35 Minutes 55 Seconds East a distance of 469.58 Feet to an iron rod (old);

Thence with the westerly line of the Charles C. Bonds et al Property of record in Instrument number 20070427-0050427, Register's Office Davidson County, Tennessee, the following six calls:
South 05 Degrees 51 Minutes 34 Seconds West a distance of 475.99 feet to a wood fence post;

Thence South 06 Degrees 05 Minutes 16 Seconds West a distance of 254.25 feet to a wood fence post;

Thence South 06 Degrees 49 Minutes 21 Seconds West a distance of 468.07 feet to a wood fence post;

Thence South 06 Degreed 01 Minutes 30 Seconds West a distance of 187.31 feet to a wood fence post;

Thence South 06 Degrees 08 Minutes 53 Seconds West a distance of 392.83 feet to a wood fence post;

Thence South 06 Degrees 54 Minutes 59 Seconds West a distance of 565.97 feet to a metal T-post;

Thence with the westerly line of the David L. Hazzard et ux Property of record in Deed Book 5201 page 47,

Register's Office Davidson County Tennessee, South 06 Degrees 01 Minutes 42 Seconds West a distance of 258.82 feet to an iron rod (old);

Thence with the westerly line of the David W. Cotham et ux Property of record in Deed Book 6681 page 857, Register's Office Davidson County, Tennessee, South 06 Degrees 41 Minutes 56 Seconds West a distance of 760.37 feet to an iron rod (new);

Thence continuing South 06 Degrees 38 Minutes 37 Seconds West a distance of 83.31 feet to an iron rod (old);

Thence with the southerly line of said Cotham Property, North 88 Degrees 26 Minutes 27 Seconds East a distance of 413.38 feet to an iron rod (new) set in the westerly margin of Battle Road;

Thence with said margin of Battle Road, the following six calls;

With a curve to the left having a radius of 275.00 feet through a central angle of 38 Degrees 53 Minutes 55 Seconds, an arc length of 186.70 feet, a chord bearing and distance of South 49 Degrees 57 Minutes 53 Seconds West, 183.13 feet to an iron rod (new);

Thence with a curve to the left having a radius of 125.00 feet through a central angle of 27 Degrees 28 Minutes 01 Seconds, an arc length of 59.92 feet, a chord bearing and distance of South 16 Degrees 46 Minutes 56 Seconds West, 59.35 feet to an iron rod (new);

Thence with a curve to the left having a radius of 925.00 feet through a central angle of 14 Degrees 19 Minutes 22 Seconds, an arc length of 231.23 feet, a chord bearing and distance of South 04 Degrees 06 Minutes 47 Seconds East, 230.63 feet to an iron rod (new);

Thence South 11 Degrees 16 Minutes 28 Seconds East a distance of 153.82 feet to an iron rod (new);

Thence with a curve to the right having a radius of 475.00 feet though a central angle of 14 Degrees 53 Minutes 06 Seconds, an arc length of 123.40 feet, a chord bearing and distance of South 03 Degrees 49 Minutes 55 Seconds East, 123.05 feet to an iron rod (new);

Thence South 03 Degrees 36 Minutes 19 Seconds West a distance of 123.91 feet to an iron rod (new);

Thence with a curve to the right having a radius of 25.00 feet through a central angle of 90 Degrees 19 Minutes 35 Seconds, an arc length of 39.41 feet, a chord bearing and distance of South 48 Degrees 46 Minutes 26 Seconds West, 35.46 feet to an iron rod (new);

Thence with the northerly margin of Battle Road,

North 86 Degrees 03 Minutes 47 Seconds West a distance of 463.85 feet to an iron rod (new);

Thence continuing North 85 Degrees 17 Minutes 40 Seconds West a distance of 349.31 feet to the Point of Beginning, containing 2,236,257 Square Feet or 51.34 Acres, more or less, as described by survey by H & H Land Surveying, Inc., dated May 20, 2014, and legal description prepared by Anderson, Belk, Epps & Associates, Inc., 618 Grassmere Park Drive, Suite 4, Nashville, TN 37211.

BEING the same property conveyed to Martha Ann Tune Lynn as evidenced by deed of record in Instrument No. 20081029-0108118, Register's Office Davidson County, Tennessee.

This is unimproved property located on Battle Road, Nolensville, TN.

This conveyance is subject to: Property Taxes for 2014 and subsequent years to the Trustee for the Metropolitan Government for Nashville and Davidson County, Tennessee, not yet due and payable, and subject to any rollback taxes to be assessed as a result of the property placed in Greenbelt; all zoning regulations of the appropriate governmental body along with any easements of record and right of ways of public roads and utilities, of record with the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to PAUL H. TUNE, his heirs and assigns forever.

AND the Grantor does hereby covenant with PAUL H. TUNE, that she is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said real property to the said PAUL H. TUNE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 17th day of July, 2014.

GRANTOR:

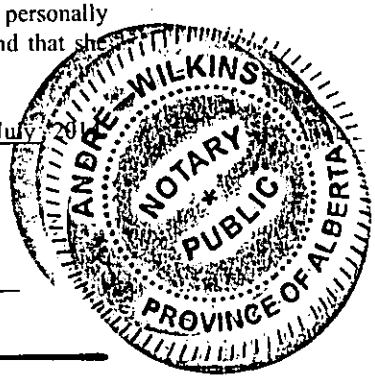
Martha Ann Tune Lynn

Martha Ann Tune Lynn

PROVINCE OF ALBERTA)
COUNTRY OF CANADA)

Personally appeared before me, the undersigned, _____, a Notary Public in and for said Province and Country, the within named Martha Ann Tune Lynn, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Drumheller, AB, this 17th day of July, 20[illegible].



My Commission Expires:

_____

_____
Notary Public

André Wilkins
Notary Public
Province of Alberta, Canada
Commission Does Not Expire