BILL GARRETT, Davidson County
Trans:T20140058955 DEEDWARR
Recvd: 08/12/14 10:06 2 pgs
Fees:13.00 Taxes:1047.10
20140812-0072563

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:
SEP 2 0 2016 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Kinsey Borum and Deborah Borum, husband and wife	Waterstone Mortgage (NAME)	02900037500
5796 Craft Road (ADDRESS)	N25 W23255 Paul Road (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Pewaukee, WI 53072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Amy N. Wheeler and Casey W. Wheeler, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Larry Kinsey Borum and Deborah Borum, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE FOURTEENTH (14TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING SHOWN ON MAP 29, PARCEL 375, OF THE ASSESSOR OF PROPERTY FOR DAVIDSON COUNTY, TENNESSEE, TO WIT:
COMMENCING AT A POINT IN THE EASTERLY MARGIN OF CRAFT ROAD AND THE NORTHWEST CORNER OF THOMAS T. BAGGOTT, III PROPERTY AS RECORDED IN BOOK 6676, PAGE 674; THENCE NORTH 75 DEGREES 38 MINUTES 07 SECONDS WEST, 50.21 FEET TO AN IRON PIN; THENCE IN A SOUTHERLY DIRECTION WITH A CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 02 DEGREES 20 MINUTES 18 SECONDS AND A RADIUS OF 1170.92 FEET) 47.79 FEET TO AN IRON PIN; THENCE SOUTH 05 DEGREES 54 MINUTES 13 SECONDS WEST, 90.34 FEET TO AN IRON PIN, BEING THE SOUTHERN TERMINUS OF CRAFT ROAD AND THE WEST MARGIN OF A 50 FOOT INGRESS AND EGRESS UTILITY EASEMENT, AND A CURVE TO THE RIGHT (HAVING A CENTRAL ANGLE OF 09 DEGREES 22 MINUTES 58 SECONDS AND A RADIUS OF 1079.65 FEET) 176.80 FEET TO AN IRON PIN, THENCE SOUTH 15 DEGREES 17 MINUTES 18 SECONDS WEST, 250.24 FEET TO AN IRON PIN, THE TRUE POINT OF BEGINNING FOR THIS TRACT; THENCE SOUTH 15 DEGREES 17 MINUTES 18 SECONDS WEST, 91.25 FEET TO AN IRON PIN; THENCE WITH A CURVE TO THE RIGHT (HAVING A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 20 SECONDS, A RADIUS OF 1720.25 FEET, A TANGENT LENGTH OF 54.39 FEET; AND A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 05 MINUTES 58 SECONDS WEST 108.72 FEET) 108.74 FEET TO AN IRON PIN; THENCE LEAVING SAID WEST MARGIN, NORTH 83 DEGREES 30 MINUTES 54 SECONDS WEST, 1395.24 FEET TO AN IRON PIN; THENCE SOUTH 06 DEGREES 29 MINUTES 06 SECONDS WEST 418.94 FEET TO AN IRON PIN; THENCE NORTH 83 DEGREES 30 MINUTES 54 SECONDS WEST 194.96 FEET TO AN IRON PIN IN THE EAST LINE OF J. DERICK STEVENS' PROPERTY, AS RECORDED IN BOOK 7403, PAGE 414; THENCE ALONG SAID EAST LINE, NORTH 06 DEGREES 27 MINUTES 56 SECONDS EAST, 790.14 FEET TO AN IRON PIN, THENCE LEAVING SAID EAST LINE, SOUTH 61 DEGREES 12 MINUTES 26 SECONDS EAST, 458.80 FEET TO AN IRON PIN; THENCE SOUTH 83 DEGREES 30 MINUTES 54 SECONDS EAST. 1200.00 FEET TO AN IRON PIN, THE TRUE POINT OF BEGINNING FOR THIS TRACT, THUS CONTAINING 436,605.95 SQUARE FEET OR 10.00 ACRES, MORE OR LESS.
INCLUDED IN THIS CONVEYANCE ARE THE PROPERTY RIGHTS TO PARCEL 142 ON TAX MAP 29, GRANTED TO JOHN T. JONES BY INSTRUMENT NO. 20010309-4022589, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO AMY N. WHEELER AND CASEY W. WHEELER, WIFE AND HUSBAND BY DEED FROM JAMES MCDOWELL AND WIFE, MELINDA MCDOWELL OF RECORD IN INSTRUMENT NO. 20110920-0072732, REGISTER'S OFFICE OF DAVIDSON COUNTY, T

2014 DAVIDSON COUNTY TAXES A LIEN NOT YET DUE AND PAYABLE.

WARRANTY DEED
(Continued)

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5796 Craft Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 31st day of July, 2014.

Amy N. Wheeler

Casey W. Wheeler by Amy N. Wheeler, Attorney in Fact
Casey W. Wheeler by Amy N. Wheeler
his attorney-in-fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy N. Wheeler, the herein bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2014.

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-3-15

State of Tennessee
County of Davidson

Before me, a Notary Public in and for the aforesaid County and State, personally appeared Amy N. Wheeler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Casey W. Wheeler and acknowledged that such person executed the same as the free act and deed of Casey W. Wheeler, as evidenced by Power- of Attorney of record in Instrument No 20140812-0072562, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 31st day of July, 2014.

Notary Public
My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066