(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT WAS PREPARED BY

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 2014

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

BILL GARRETT, Davidson County
Trans:T20140060245 DEEDWARR
Recvd: 08/15/14 12:37 3 pgs
Fees:18.00 Taxes:629.00

20140815-0074040

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Anne Amoroso	New Owner	MAP
227 W. Alameda Avenue, #A		PARCEL 181-00-0-230.00 & 069.00
Burbank, CA 91502		
(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, **Sandra C. Waltman, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly Anne Amoroso**

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:

Tract No. 2

Being a tract of land in the Fifth Civil District of Davidson County, Tennessee, said tract being part of the property conveyed to J.C. Peach and wife, Alma Peach, by deed of record in Book 3505, page 316, R.O.D,C., and being more particularly described as follows:
BEGINNING at a point in the southeasterly right-of-way line of Pettus Road, said point being the southwesterly corner of Tract No, 1, and being the northwesterly corner of this tract,
THENCE, leaving said right-of-way line with the southerly line of Tract No. 1 S 39° 55' 54" E, 100.00 feet to an iron rod,
THENCE, continuing S 73° 38' 23" E, 320.00 feet to an iron rod,
THENCE, with the westerly line of Tract No. 1 S 5° 24' 13" E.. 515.00 feet to an iron rod,
THENCE, with the southerly line of Tract No. 1 N 88° 48' 43" E, 118.18 feet to an iron rod,
THENCE, leaving said southerly line with the westerly line of Engles (db 4634, pg 270) S 12° 12' 00" W, 172.25 to an iron rod,
THENCE, continuing S 3° 23' I5" W, 523.92 feet to a locust post,
THENCE, S 3° 57' 15" W, 335.00 feet to an iron pin,
THENCE, leaving said westerly line with the northerly lines of Engles (db 3224, pg 16) and Evans (db 4953, pg 575) N 85° 15' 45" W, 56.66 feet to an iron rod,
THENCE, leaving said northerly line with a new line N 5° 03' 05" W, 1513.86 feet to an iron rod,
THENCE, continuing N 73° 38'23" W, 225.00 feet to an iron rod, THENCE, N 38° 55' 54" W, 115.00 feet to an iron rod, said rod being located in the southeasterly right-of-way line of Pettus Road,
THENCE, with the southeasterly right-of-way line of Pettus Road and a curve to the left 50.00 - feet said curve having a central angle of 6° 53' 26", a radius of 415.75 feet and a chord of N 39° 43' 57" E, 49.97 feet to an iron rod and the point of beginning. Containing 218,228 square feet or 5.01 acres, the same more or less.
*The above described tract retains two (2) permanent easements from Tract No. 1 for the purpose of a subsurface sewage disposal system (SSDS) as described in Exhibit "A" attached.

Septic Easement #1
BEGINNING at a point in the northerly line of Tract No. 2, said point being located S 88° 48' 43" W, 60.00 from the southeasterly corner of Tract No. I, and being the southwesterly corner of the

herein described easement, THENCE, leaving said northerly line N 20° 42' 10" E, 196.05 feet to a point, THENCE, N 43° 45' 17" W, 52.69 feet to a point, THENCE, 1° 38' 00" W, 52.97 feet to a point. THENCE, 27° 35' 00" E, 101.52 feet to a point, THENCE, 82° 22' 50" E, 62.47 feet to a point, THENCE, with the easterly line of Tract No. 1 S 12° 12' 00" W, 200.00 feet to a point, THENCE, leaving said line N 77° 48' 00" W, 20.00 feet to a point, THENCE, S 20° 42' 10" W, 193.71 feet to a point, THENCE, with the northerly line of Tract No. 2 S 88dg 48' 43" W, 10.00 feet to the point of beginning. Containing 0.347 acre, more or less.

Septic Easement #2
BEGINNING at a point in the northerly line of Tract No. 2, said point being located S 39° 55' 54" E, 100.00 feet, thence, S 73° 38' 23" E, 150.00 from the southwesterly corner of Tract NO. 1, and being the southwesterly corner of the herein described easement,
THENCE, leaving said northerly line N 8° 46' 30" E, 97.58 feet to a point,
THENCE, N 28° 38' 00" E, 99.44 feet to a point,
THENCE, with the northerly line of Tract NO. 1 S 76° 17' 40" E, 58.00 feet to a point,
THENCE, leaving said line S 5° 26' 30" W, 164.00 feet to a point,
THENCE, 83° 33' 30" W, 91.26 feet to a point,
THEN CE S 8° 46' 30" W, 20.00 feet to a point,
THENCE, with the northerly line of Tract No. 2 N 73° 38' 23" W, 10.00 feet to the point of beginning. Containing 0.342 acre, more or less.

Being the same property conveyed to George S. Waltman and wife, Sandra C. Waltman, by deed from J.C. Peach and wife, Alma Peach, of record in Book 10612, page 971, Register's Office for Davidson County, Tennessee.

Tract 3
Being a tract of land in the Fifth Civil District of Davidson County, Tennessee, said tract being part of the property conveyed to J. C. Peach and wife, Alma Peach, by deed of record in book 3503, page 316, R.O.D.C., and being more particularly described as follows:
BEGINNING at a point in the southeasterly right of way line of Pettus Road, said point being the southwesterly corner of Tract No. 2 and being the northwesterly corner of this tract,
THENCE, leaving said right of way line with the southerly line of Tract No. 2 S 39° 55' 54" E, 115.00 feet to an iron rod,
THENCE, continuing S 73° 38' 23" E, 225.00 feet to an iron rod,
THENCE with the westerly line of Tract No. 2 S 5° 03' 05" E, 1513.86 feet to an iron rod,
THENCE, leaving said westerly line with the northerly lines of Evans (db 4953, pg 575) and Butner (db 6345, pg 569) N 85° 15' 45" W, 223.03 feet to an iron rod,
THENCE, continuing N 16° 21' 37" E, 200.00 feet to an iron rod,
THENCE, N 73° 38' 23" W, 100.00 feet to an iron rod,
THENCE, N 39° 55' 54" W, 130.31 feet to an iron rod, said rod being located in the southeasterly right of way line of Pettus Road,
THENCE, with the southeasterly right of way line of Pettus Road and a curve to the left 50.00 feet, said curve having a central angle of 6° 53' 26", a radius of 415.75 feet, and a chord of N 46° 37' 23" E, 49.97 feet to an iron rod and the point of beginning. Containing 336,589 square feet of 7.727 acres, the same more or less.
Being the same property conveyed to George S. Waltman and wife, Sandra C. Waltman by deed from J. C. Peach and wife, Alma Peach of record in Book 10612, page 971, Register's Office for Davidson County, Tennessee, dated September 11, 1997 and recorded on September 18, 1997.

Being also known as 6266 Pettus Road Antioch, TN 37013. (Map/Parcel 181-00-0-230.00)Being the same property conveyed to George S. Waltman and wife, Sandra C. Waltman by deed from J. C. Peach and wife, Alma Peach of record in Book 10612, page 977, Register's Office for Davidson County, Tennessee, dated September 11, 1997 and recorded on September 18, 1997.

FURTHER being ALL the same property conveyed to Sandra C. Waltman by Quitclaim Deed from George S. Waltman, of record in Instrument No. 20140815-0074039, Pursuant to Divorce Case No. FD-2013-4508, Oklahoma County, Oklahoma.

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

(X) IMPROVED property known as **6266 & 6268 Pettus Road, Antioch, TN 37013.**

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 ____ hand( ) this the 31 day of July, 2014.

Sandra C. Waltman

STATE OF ~~TENNESSEE~~ OKLAHOMA
COUNTY OF CANADIAN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra C. Waltman** 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 SANDRA WALTMAN executed the within instrument of the purposes therein contained.

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

My Commission expires: 7-24-2017

Notary Public

Notary Public
State of Oklahoma
TYLER REED
CANADIAN COUNTY
COMMISSION #13006740
Comm. Exp. 07-24-2017

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named 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_____ executed the within instrument of the purposes therein contained.

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

My Commission expires: _____

Notary Public