WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140061293 DEEDWARR
Recvd: 08/19/14 14:11 3 pgs
Fees:18.00 Taxes:740.00
20140819-0075346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HUDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert T. Balgemann	New Owner	
(NAME)	(NAME)	025-00-0-001.00
947 Hitt Lane		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **CHERYL GORE ODOM, EXECUTRIX OF THE ESTATE OF WILLIAM N. GORE, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT T. BALGEMANN AND ANGELIA RAE BALGEMANN, HUSBAND AND WIFE,** 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:

SEE ATTACHED EXHIBIT "A"

unimproved ☐

This is improved ☒ property, known as 947 Hitt Lane, Goodlettsville, TN 37072

(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 hand this 15 day of August, 2014.

Cheryl Gore Odom, Executrix

Cheryl Gore Odom, Executrix

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Cheryl Gore Odom with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of The Estate of William N. Gore, Jr., and who further acknowledged that she is authorized by said Will to execute the within instrument as Executrix of said Will.

Witness my hand and official seal at Nashville, Tennessee this 15 day of August, 2014.

Commission expires:

Notary Public

EXHIBIT A

Beginning on a half inch iron pipe found on the Northwest right-of-way of Hitt Lane, being found 26.6 feet from the center of said road at the Southeast corner of Sylvia Marie Grant (D.B. 5883 P. 739), being the Southeastern corner of the herein described tract, thence running and cornering with Sylvia Marie Grant (D.B. 5883 P. 739) for the next two calls: N 27 degrees 21 minutes 39 seconds W 134.90 feet to a half inch iron re-bar found, thence S 72 degrees 05 minutes 50 seconds W 338.56 feet to a five-eights inch iron re-bar found at the Northwest corner of Sylvia Marie Grant (D.B. 5883 P. 739) with the Northeast corner of Sylvia M. Grant, Archie T. Grant, Jr. et ux and Ruby May Grant (D.B. 9202 P. 342), thence running with the North line of Sylvia M. Grant, Archie T. Grant, Jr. et ux and Ruby May Grant (D.B. 9202 P. 342) and Archie T. Grant, III, Archie T. Grant, Jr. et ux and Ruby May Grant (D.B. 9206 P. 670) S 89 degrees 18 minutes 21 seconds W 769.83 feet to a half inch iron re-bar set by a 12 inch Shag Bark Hickory at a corner of Archie T. Grant, III, Archie T. Grant, Jr. et ux and Ruby May Grant (D.B. 9206 P. 670), thence running and cornering with the North line of Archie T. Grant, III, Archie T. Grant, Jr. et ux and Ruby May Grant (D.B. 9206 P. 670) for the next two calls: N 80 degrees 17 minutes 54 seconds W 256.48 feet to a half inch iron re-bar set by a leaning post, thence N 63 degrees 56 minutes 17 seconds W 448.35 feet to a half inch iron re-bar set in the North line of Archie T. Grant, III, Archie T. Grant, Jr. et ux and Ruby May Grant (D.B. 9206 P. 670) at a new corner of William N. Gore, Jr. (D.B. 3066 P. 290 - remainder), being the Southeast corner of a 10.01 acre tract division - Tract 2, thence severing the lands of William N. Gore, Jr. (D.B. 3066 P. 290 - remainder) running with the East line of the 10.01 acre tract division - Tract 2 N 16 degrees 18 minutes 35 seconds E 585.07 feet (passing through a 48 inch Black Oak at 19.70 feet) to a half inch iron re-bar set in the South line of Jack H. Stephens, et ux (D.B. 5342 P. 494) at a new corner of William N. Gore, Jr. (D.B. 3066 P. 290 - remainder), being the Northeast corner of a 10.01 acre tract division - Tract 2, thence running with the South line of Jack H. Stephens, et ux (D.B. 5342 P. 494) S 76 degrees 18 minutes 50 seconds E 1,534.69 feet to an iron re-bar found by a 24 inch Forked Maple in the South line of Jack H. Stephens, et ux (D.B. 5342 P. 494) at the Westernmost corner of Evelyn Cornelia Andrews (D.B. 2643 P. 349), being further located N 77 degrees 02 minutes 33 seconds W 664.41 feet from a three-quarter inch iron re-bar found, thence running with the Southern line of Evelyn Cornelia Andrews (D.B. 2643 P. 349) S 62 degrees 20 minutes 04 seconds E 555.11 feet (passing through a one inch iron re-bar found at 380.09 feet) to a planted rock found on the northwest right-of-way of Hitt Lane, being found 26.60 feet from the center of said road at the Southernmost corner of Evelyn Cornelia Andrews (D.B. 2643 P. 349), being further located S 55 degrees 05 minutes 25 seconds W 190.05 feet from the afore referenced three-quarter inch iron re-bar found, thence running with the Northwest right-of-way of Hitt Lane S 60 degrees 58 minutes 42 seconds W 386.02 feet to the beginning, containing 23.96 acres more or less, being Job Number 2006132TC as described according to a survey performed by Richard D. Graves, Tennessee Registered Land Surveyor Number 1628, on the 4th day of October, 2006

The above described tract is made subject to that section of a 50.00 Foot Joint Use Ingress-Egress and Utilities Easement recorded in Book 6491 Page 643 in the Office of the Tax Assessor for Davidson County, Tennessee for the use of others using same.

Being a portion of the tract of land deeded to William N. Gore, Jr. and wife, Mary A. Gore from James T. Adamson, Jr. and wife, Annette B. Adamson dated April 18, 1960 of record in Deed Book 3066 Page 290 in the Office of the Register for Davidson County, Tennessee. Mary A. Gore has since died vesting title soley in William N. Gore, Jr. as sole surviving tenant by the entirety.

Being the same property conveyed to William N. Gore, Jr., an unmarried man by Quitclaim Deed from William N. Gore, Jr., surviving spouse of Mary A. Gore dated June 14, 2012 of record in Instrument No. 20120614-0052389, said Register's Office. The said William N. Gore, Jr. died on August 14, 2012 leaving a Last Will and Testament that was probated under Docket No. 13P-989 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Cheryl Gore Odom was appointed to serve as Executrix of the Estate.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 9700, Page(s) 824, said Register's Office; and (c) easement of record in Easement for Transmission Line, recorded in Book 3250, Page 177; said Register's Office; (d) easement for Joint Driveway Right of Way and Utilities, recorded in Book 6491, Page 643, Book 6491, Page 646 and Book 6491, Page 650; said Register's Office; (e) agreement setting common boundary line recorded at Instrument No. 20070301-0025082, said Register's Office.