STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Elizabeth Clark
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25 DAY OF Aug, 2014.

NOTARY PUBLIC

My Commission expires: 8/25/18

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 14060051

CHEATHAM COUNTY TENNESSEE NOTARY PUBLIC STATE OF BRONER McCOY DAVIS

Address of New Owner
Travis Jarrett and Leslie Jarrett, husband and wife
2012 Highway 12 South
Ashland City, TN 37015

Send Tax Bills To:
Same

Tax Information:
032-00-0-135.00

BILL GARRETT, Davidson County
Trans:T20140063971 DEEDWARR
Recvd: 08/28/14 12:06 2 pgs
Fees:13.00 Taxes:166.50
20140828-0078710

# Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Mark A. Tolbert and Linda S. Tolbert as Trustees of the Mark A. Tolbert and Linda S. Tolbert Revocable Inter-vivos Trust U/A/D November 22, 2005,** hereinafter called the **Grantors,** have bargained and sold, and by these presents do transfer and convey unto **Travis Jarrett and Leslie Jarrett, husband and wife,** hereinafter called the **Grantees,** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a parcel of land in the 1st Civil District of Davidson County, Tennessee and located on the east margin of Ingram Road, and east of Lickton Pike, and being Parcel 135 on Tax Map 32 in the Register's Office for Davidson County, Tennessee (RODC), and more particularly described as follows:

BEGINNING at an iron pin, said iron pin being the southwest corner of the property described herein and said iron pin being in the east margin of Ingram Road, said iron pin also being the northwest corner of Lot 1 of the Pewitt-Burke Subdivision of record in Plat Book 6050 Page 522 (RODC), thence:

I) Following along the east margin of Ingram Road, North 25 degrees 50 minutes 00 seconds East a distance of 159.34 feet to an iron pin in the east margin of Ingram Road, thence:

2) Continuing along the south margin of Ingram Road with a curve to the right (said curve having a delta angle of 12 degrees 14 minutes 00 seconds and said curve having a chord direction of North 31 degrees 57 minutes 00 seconds East, and said curve having a radius of 365.53 feet) an arc length of 78.04 feet to an iron pin in the east margin of Ingram Road, thence:

3) Continuing along the east margin of Ingram Road, North 38 degrees 04 minutes 00 seconds East a distance of 214.53 feet to an iron pin; said pin being the northwest corner of the property described herein; said iron pin also being the southwest corner of Parcel 134 on Map 32 as evidenced in Deed Book 6071 Page 509, thence:

4) Following the line in common with Parcel 34, South 59 degrees 37 minutes 57 seconds East a distance of 1247.81 feet to an iron pin said pin being the northeast corner of the property described herein, said iron pin also being the southeast corner of Parcel 134, said iron pin also being in the north line of Parcel 65 on Tax Map 31 as evidenced in Deed Book 10690 Page 759 (RODC), thence;

5) Leaving the line in common with Parcel 134, following the line in common with Parcel 65, North 84 degrees 20 minutes 40 seconds West a distance of 771.21 feet to an iron pin, said pin being in the south line of the property described herein and said point being the northwest corner of Parcel 65 on Map 31, and said iron pin being the northeast corner of Lot 1 of the Pewitt-Burke Subdivision, thence;

6) Leaving the line in common with Parcel 65 on Map 31, following the line in common with Lot 1 of the Pewitt-Burke Subdivision, south 87 degrees 45 minutes 36 seconds west a distance of 245.48 feet to an iron pin, said pin being along the line in common to the property described herein and to Lot 1 of the Pewitt-Burke Subdivision, thence;

7) Continuing along the line common to Lot 1 of the Pewitt-Burke Subdivision, North 58 degrees 46 minutes 17 seconds West a distance of 358.77 feet to an iron pin, the BEGINNING, containing 8.187 acres more or less, according to a survey by Jesse E. Walker, RLS, PE.

Being the same property conveyed to Mark A. Tolbert and Linda S. Tolbert, Trustees of the Mark A. Tolbert and Linda S. Tolbert Revocable Inter-vivos Trust u/a/d November 22, 2005 by Quitclaim Deed from Mark A. Tolbert, in his capacity as Successor Trustee of the Albert Tolbert, Jr. Revocable Inter-vivos Trust u/a/d December 6, 2005 (previous deed of record as Instrument No. 20060324-0033826 referenced in error the date of the Albert Tolber, Jr. Revocable Living Trust as November 22, 2005 and the correct date being December 6, 2005), dated 02/23/2011 and filed for record on 02/23/2011 in Instrument No. 20110223-0014923 in the Register's Office for Davidson County, Tennessee. The said Albert Tolbert Jr. having since died on December 30, 2010.

This is unimproved property generally located:
Ingram Road, Whites Creek, TN 37189

**SUBJECT TO THE FOLLOWING:**
1. 2014 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

**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. We do covenant with said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Mark A. Tolbert and Linda S. Tolbert as Trustees of the Mark A. Tolbert and Linda S. Tolbert Revocable Inter-vivos Trust U/A/D November 22, 2005** have caused this instrument to be executed, this the 25 day of August, 2014.

Mark A Tolbert Trustee
**Mark A. Tolbert, Trustee**

Linda S Tolbert Trustee
**Linda S. Tolbert, Trustee**

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Mark A. Tolbert and Linda S. Tolbert as Trustees of the Mark A. Tolbert and Linda S. Tolbert Revocable Inter-vivos Trust U/A/D November 22, 2005,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 25 day of Aug, 2014.

My commission Expires: 8/25/18

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
LEWIS BRONER MCCOY CHEATHAM COUNTY