RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140068477 DEEDWARR
Recvd: 09/15/14 08:42 3 pgs
Fees:18.00 Taxes:1627.63
20140915-0083986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF September, 2014

NOTARY PUBLIC

My Commission Expires: My Commission Expires NOV. 3, 2015

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Benjamin Hemkens 2001 June Drive Nashville, TN 37214	FirstBank 3500 Blue Lake Dr., Ste 325 Birmingham, AL 35243	095-01-0-046.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SHERYTHA SCAIFE AND LAQUELA BARNETT SCAIFE, CO TRUSTEES OF THE SHERYTHA SCAIFE 2013 TRUST UNDER AGREEMENT DATED MARCH 21, 2013, AS AMENDED BY FIRST AMENDMENT DATED JULY 19, 2013

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BENJAMIN HEMKENS, AN UNMARRIED MAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT ONE:

LAND in Davidson County, Tennessee, being the westerly portion of Lot No. 176 on the Plan of Section 3, Donelson Hills, of record in Book 2330, page 75, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of the cul de sac located at the westerly terminus of June Drive, said point being the front common corner of Lots Nos. 175 and 176 of said subdivision; thence with the line between said

two lois westwardly 176.8 feet to a point in the easterly margin of the right-of-way of the Tennessee Central Railroad; thence with the easterly margin of said right-of-way along a sight curve to the left having a radius of 905 feet, southwardly 260.1 feet to a point; thence with the same S 22°49' West 77 feet to a point in Mill Creek; thence in Mill Creek S 86°00' East 150 feet and S 62°00' East 34.5 feet to a point; thence leaving said creek N 15°00 West 71.0' to a point said point hereinafter referred to as point "A"; thence south 73°28' East 150 feet, more or less, to a point in the westerly line of the 100 foot T.V.A. right-of-way extending through said Lot No. 176 as shown on said subdivision plan, said right-of- way having been granted by instrument of record in Book 1153, page 547, said Register's Office; thence northwardly and parallel with the line between Lot Nos. 176 and 177 of said subdivision 160 feet, more or less, to a point in the line which, if constructed, would extend from said point "A" to the center of said cul de sac; thence with the line which, if constructed, would extend from said point "A" to the center of said cul de sac, northeastwardly 70 feet, more or less, to the southwesterly margin of said cul de sac, thence with the southwesterly and westerly margins of said cul de sac, northwestwardly and northwardly 50 feet, more or less, to the point of beginning.

Being the same property conveyed to CECIL R. SCAIFE AND WIFE, SHERYTHA P. SCAIFE, by deed from CLAUDE PUTNAM, JR. AND WIFE, BERNICE PUTNAM, of record in Book 4683, page 976, dated February 23, 1973, said Register's Office.

TRACT TWO:

LAND in Davidson County, Tennessee, being the easterly portion of Lot No. 176 on the Plan of Section 3, Donelson Hills, of record in Book 2330, page 75, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of June Drive, said Pont being the front common corner of Lots Nos. 176 and 177 of said subdivision; thence with the line between said two lots southeastwardly 270.2 feet to a point, point "A" hereinafter referred to being located north 73°28' west 312.2 feet from said point; thence north 73°28' west 162.2 feet, more or less, to a point in the westerly line of the 100 foot T.V.A. right-of-way extending through said Lot No. 176 as shown on said subdivision plan, said right-of-way having been granted by instrument of record in Book 1153, page 547, said Register's Office; thence northwardly and parallel with eh line between Lot Nos. 176 and 177 of said subdivision 160 feet, more or less, to a point in the line which, if constructed, would extend from said point "A" to the center of the cul de sac located at the westerly terminus of June Drive; thence with the line which, if constructed, would extend from said Point "A" to the center of said cul de sac, northeastwardly 70 feet, more or less, to the southwesterly margin of said cul de sac; thence with the southwesterly, southerly and southeasterly margins of said cul de sac along a curve to the left having a radius of 50 feet, southeastwardly, eastwardly and northeastwardly 85.18 feet; more or less, to a point; thence along the turnout connecting said cul de sac and the southerly margin of June Drive along a curve to the right having a radius of 25 feet, northeastwardly 20.01 feet to the point of beginning.

Being the same property conveyed to CECIL R. SCAIFE AND WIFE, SHERYTHA P. SCAIFE, by deed from CLAUDE PUTNAM, JR. AND WIFE, BERNICE PUTNAM, of record in Book 4683, page 978, dated February 23, 1973, said Register's Office.

Then both tracts being further conveyed to SHERYTHA P. SCAIFE, by Quitclaim Deed from CECIL R. SCAIFE AND WIFE, SHERYTHA P. SCAIFE, of record as Instrument No. 20021219-0156726, dated December 16, 2002, said Register's Office. Then being further conveyed to SHERYTHA SCAIFE AND LAQUELA BARNETT SCAIFE, CO-TRUSTEES OF THE SHERYTHA SCAIFE 2013 TRUST UNDER AGREEMENT DATED MARCH 21, 2013, AS AMENDED BY FIRST AMENDMENT DATED JULY 19, 2013, by Quitclaim Deed from SHERYTHA SCAIFE, of record as Instrument No. 20130719-0075112, dated July 19, 2013, said Register's Office. Michelle Poss has been given the authority to sign on behalf of the Trust and for Sherytha P. Scaife, as Successor Conservator by ORDER filed August 29, 2014 with Probate Court, Case No. 13P-1147, recorded as Instrument No. 20140909-0082653, Register's Office for Davidson County, Tennessee.

This improved property is known as 2001 June Drive, Nashville, TN 37214.

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 the same is unencumbered, except for those matters appearing of record and real property taxes. We do 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.

Witness our hands this 12 day of September, 2014.

Michelle Poss, Successor Conservator and authorized Signatory

Michelle Poss, Successor Conservator for Sherytha Scaife and authorized signatory for Sherytha Scaife and Laquela Barnett Scaife, Co-Trustees of the Sherytha Scaife 2013 Trust Under Agreement dated March 21, 2013, as amended by First Amendment dated July 19, 2013

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michelle Poss with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Successor Conservator and Authorized Signatory of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12 day of September, 2014.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY