This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140069912 DEEDWARR
Recvd: 09/18/14 10:56 3 pgs
Fees:18.00 Taxes:222.00
20140918-0085699

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
JimBob Faulk 1481 Willowbrooke Circle Franklin, TN 37069	SAME	028000-11100

THIS INDENTURE, made this 17th day of September, 2014 between

Helen Ann Shirley aka Ann Shirley

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

JimBob Faulk, a married man

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

BEING THE SAME PROPERTY KNOW AS TRACT 4 ON THE UNRECORDED PLAN TITLED "PROPERTY OF PAUL L. HICKS". PROPERTY IS LOCATED IN DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY TRACT 5 OF UNRECORDED PLAN TITLED "PROPERTY OF PAUL L. HICKS", PAMELA JOY BINKLEY PROPERTY OF RECORD IN DEED BOOK 6441, PAGE 749, R.O.D.C, TN ON THE EAST BY WAYNE WINTERS & CARL LEE FLAIR, ET. AL, PROPERTY OF RECORD IN INSTRUMENT: 20100830-0068689, R.O.D.C., TN ON THE SOUTH BY TRACT 3 OF UNRECORDED PLAN TITLED "PROPERTY OF PAUL L. HICKS", JAMES R. CHAFFIN & EDNA B. CHAFFIN PROPERTY OF RECORD IN DEED BOOK 5332, PAGE 185, R.O.D.C, TN, ON THE WEST BY EXISTING MARROWBONE LAKE ROAD. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING BENT 1/2" IRON PIN LOCATED IN THE EASTERLY RIGHT OF WAY FOR MARROWBONE LAKE ROAD (PUBLIC) AND BEING THE COMMON CORNER TO TRACT 3 AND TRACT 4 AS SHOWN ON THE UNRECORDED PLAN TITLED "PROPERTY OF PAUL L. HICKS", SAID POINT BEING THE COMMON CORNER BETWEEN THE CHAFFIN PROPERTY (D.B. 5332, PG. 185) AND THE HEREIN DESCRIBED TRACT 4 (D.B. 8624, PG. 252). THENCE WITH AFOREMENTIONED RIGHT-OF-WAY, NORTH 19°41'52" WEST, A DISTANCE OF 219.72 FEET TO A NEW 1/2"x18" LONG IRON PIN WITH "GAM 2403" PLASTIC CAP AND BEING THE COMMON CORNER BETWEEN TRACT 5

(D.B. 6441, PG. 749) AND THE HEREIN DESCRIBED TRACT 4. THENCE LEAVING THE AFOREMENTIONED RIGHT OF WAY WITH THE COMMON LINE BETWEEN TRACT 4 AND TRACT 5 (PROPERTY OF PAUL L. HICKS UNRECORDED PLAN) SOUTH 87°53'40" EAST, A DISTANCE OF 1,493.42 FEET TO A NEW 1/2" x18" LONG IRON PIN WITH "GAM 2403" PLASTIC CAP AND BEING THE COMMON CORNER BETWEEN THE AFOREMENTIONED TRACT 5, THE WAYNE WINTERS & CARL LEE FLAIR ET. AL. PROPERTY (INSTRUMENT #20100830-0068689) AND THE HEREIN DESCRIBED TRACT 4. THENCE WITH THE COMMON LINE BETWEEN THE AFOREMENTIONED WINTERS, FLAIR ET AL PROPERTY AND THE HEREIN DESCRIBED TRACT 4 SOUTH 07°54'10" WEST, A DISTANCE OF 200.16 FEET TO AN EXISTING 1/2" IRON PIN FOUND, SAID POINT BEING THE COMMON CORNER TO THE AFOREMENTIONED TRACT 3. THENCE WITH THE COMMON LINE BETWEEN TRACT 3 AND THE HEREIN DESCRIBED TRACT 4, NORTH 88°05'43" WEST, A DISTANCE OF 1,391.60 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HELEN ANN SHIRLEY BY QUITCLAIM DEED DATED 5-4-92 FROM ROY LEE SHIRLEY, JR. OF RECORD IN BOOK 8624, PAGE 252, AND TO ANN SHIRLEY BY WARRANTY DEED DATED 3-22-91 FROM TERRY R. INGRAM, UNMARRIED OF RECORD IN BOOK 8318, PAGE 409, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY IS ENCUMBERED BY UTILITY LINE CROSSINGS AND A GRAVEL DRIVEWAY ENCROACHMENT FOR TRACT 5 AS APPROXIMATELY SHOWN ON THE BOUNDARY SURVEY PREPARED BY THIS SURVEYOR AND ATTACHED HERETO.

PROPERTY DESCRIPTION PREPARED BY G.A.M. ENGINEERING, INC., AUTREY E. DYE, JR TENNESSEE REGISTERED LAND SURVEYOR, LICENSE NUMBER 2403, OFFICES LOCATED AT 102 HAZEL PATH, SUITE 6, OFFICE F, HENDERSONVILLE, TN. 37075, PHONE 615-348-8282.

This is ( ) improved (X) unimproved property known as: 6054 Marrowbone Lake Road, Joelton, TN 37080.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Helen Ann Shirley

Helen Ann Shirley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Helen Ann Shirley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 17th day of September, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $60,000.00.

Helen Ann Shirley
Affiant

Sworn to and subscribed before me, this 17th day of September, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY