File No. 141088

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140091116 DEEDWARR
Recvd: 12/05/14 09:45 2 pgs
Fees: 13.00 Taxes: 1368.63
20141205-0111548

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson (ms)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Jennifer Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2014.

Melinda Sutherland
Notary Public

MY COMMISSION EXPIRES: 3/10/18
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent K. Christopher	Pinnacle National Bank	012-00-0-111.00
(NAME)	(NAME)	
1979 Baker Road	P.O. Box 331678	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Murfreesboro, TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Jeffrey Mayer and wife, Pamela Mayer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brent K. Christopher and wife, Ruth M. Christopher, 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 1: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: LAND in the 12th Civil District of Davidson County, Tennessee, being the easterly one-half of Tract No. 9, as shown on an unrecorded survey by Johnson & Dillehay, Surveyor License No. 1352, dated October 25, 1985, and described as follows: BEGINNING at an iron pin set on the northerly margin of Baker Road, being the southeast corner of this tract and the southwest corner of a tract of land conveyed to R. L. Carpenter by deed of record in Book 6581, Page 580, Register's Office for Davidson County, Tennessee; thence along the northerly margin of Baker Road North 49 deg. 26 min. 36 sec. West 50.00 feet to a point; thence leaving the northerly margin of Baker Road North 26 deg. 54 min. 25 sec. East 1487.75 feet, more or less, to a point in the southerly margin of the Seaboard System Railroad right-of-way; thence along the southerly margin of the Seaboard System Railroad right-of-way South 60 deg. 26 min. 14 sec. East 425.75 feet, more or less, to an iron pin found, said iron pin being in the northeast corner of this tract and the northwest corner of a tract of land conveyed to J. K. Williams by deed of record in Book 6201, Page 73, Register's Office for Davidson County, Tennessee; thence along the westerly margin of the Williams property, South 26 deg. 54 min. 25 sec. West 1010.75 feet to an iron pin set; thence leaving the westerly margin of the Williams property and along the northerly margin of the Carpenter property, North 54 deg. 47 min. 14 sec. West 408.65 feet to an iron pin set; thence along the westerly margin of the Carpenter property South 26 deg. 54 min. 25 sec. West 532.00 feet to the point of beginning, containing 10.94 acres, more or less.

BEING the same property conveyed to Jeffrey Mayer and wife, Pamela Mayer by Warranty Deed from George Brandt dated 11/14/13 and recorded 11/15/13 in Instrument Number 20131115-0118335; and the same property previously conveyed to George Brandt by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., Substitute Trustee, dated 3/14/13 and recorded 4/22/13 in Instrument Number 20130422-0039625, Register's Office for Davidson County, Tennessee. The said Nationwide Trustee Services, Inc. was appointed as Substitute Trustee by instrument dated 2/25/13 and recorded 3/7/13 in Instrument Number 20130307-0022607, pursuant to default on a Deed of Trust executed by Stephen D. Gray and Gerry Ann Gray of record in Instrument Number 20030709-0094374; previously conveyed to Stephen D. Gray, unmarried, by Warranty Deed from Jeffrey D. Stone and wife, Cara A. Stone, dated 5/18/98 and recorded 5/20/98 in Book 10939, Page 477, Register's Office for Davidson County, Tennessee.

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Tract 2: Being a triangle-shaped tract of land in the 12th Civil District of Davidson County, Tennessee, described according to a survey by Anthony Todd Bollinger, RLS, as follows: Beginning at an existing concrete monument in the northerly margin of Baker Road, said monument being the most southwest corner of Ronald Lee Carpenter in Deed Book 7881, Page 75, R.O.D.C., TN; thence, now leaving said margin with said Carpenter's original west line N 26 deg. 54' 25" west 532.08 feet to an existing concrete monument; thence with a new line S 28 deg. 09' 40" east, 534.85 feet to a set iron pin in the margin of said Baker Road; thence with said margin S 75 deg. 46' 46" West 12.00 feet to the point of beginning, containing 0.072 acre.

Being the same property conveyed to Steve Gray by deed from Ronald L. Carpenter and wife, Anna Carpenter dated August 23, 2004 and recorded on August 26, 2004 in Instrument No: 20040826-0103431, said Register's Office. The said Steve Gray died on October 12, 2010 leaving Gerry Ann Gray as devisee under the Estate of Stephen D. Gray a/k/a Steve Gray as evidenced by the Will Probated as filed on November 15, 2010 as No: 10P1708, in the Probate Court for Davidson County, Tennessee; and the same being further conveyed to Jeffrey Mayer and wife, Pamela Mayer by quitclaim deed from Gerry Ann Gray dated November 14, 2014 and recorded on November 19, 2014 in Instrument No: 20141119-0106590, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1979 Baker Road, 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 our hands this 4th day of December, 2014.

Jeffrey Mayer

Pamela Mayer

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Mayer and Pamela Mayer, the bargainor(s), 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.

Witness my hand and official seal this 4th day of December, 2014.

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-28-2018

Commission expires:

Notary Public