WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140092699 DEEDWARR
Recvd: 12/11/14 10:56 3 pgs
Fees: 18.00 Taxes: 77.70
20141211-0113443

STATE OF Tennessee
COUNTY OF Wilson

KIM PERRY — NOTARY PUBLIC — STATE OF TENNESSEE — WILSON COUNTY — COMMISSION EXPIRES 5-3-2016

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fontanel Properties, LLC	Sandy Medd	Part of 04000009400
(NAME)	(NAME)	
4325 Estes Road	305 Harbor Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles H. Holloway and wife, Mary K. Holloway**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Fontanel Properties, LLC**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows. (Note: it is intended that the property described below become a part of the adjacent Fontanel property and not a stand-alone parcel.) Commencing at a point in Whites Creek, at a corner common with the property conveyed to Charles H. and Mary K. Holloway of record in Instrument No. 20050110-0003816; Thence with the southerly line of said Holloway for the following two calls:

1. South 79 deg 20 min 27 sec East, 120.10 feet to an existing iron rod,

2. South 65 deg 58 min 57 sec East, 202.62 feet to an existing iron rod at a corner common with the property conveyed to Fontanel Properties, LLC of record in Instrument No. 20020621-0075107 being the true Point of Beginning for this tract;

Thence continuing with the southerly line of Holloway and with the northerly line of said Fontanel Properties, South 66 deg 16 min 20 sec East, 127.84 feet to an existing iron rod at a corner common with the property conveyed to Charles H. and Mary K. Holloway of record in Instrument No. 20030915-0134747;

Thence with a line through the property conveyed to Holloway in Instrument No. 20030915-0134747, South 66 deg 19 min 27 sec East, 391.32 feet to an existing Set Stone in a drain;

Thence with the northwesterly line of said Fontanel Properties and an existing drain for the following calls.
1. South 51 deg 55 min 23 sec West, 61.27 feet to a point,
2. South 32 deg 44 min 23 sec West, 103.13 feet to a point,

3. South 68 deg 40 min 23 sec West, 72.62 feet to a point,
4. South 50 deg 27 min 23 sec West, 27.69 feet to a point,
5. South 21 deg 14 min 23 sec West, 47.04 feet to a point,
6. South 15 deg 11 min 37 sec East, 35.89 feet to a point,
7. South 72 deg 46 min 23 sec West, 46.45 feet to a Set Stone in a drain;

Thence with the westerly line of Fontanel Properties, North 26 deg 08 min 44 sec West, 522.89 feet to the point of beginning; containing 86,093 square feet or 1.976 acres more or less.

Being the same property conveyed to Homeowners Enterprises, Inc. by General Warranty Deed of Correction dated from Ambrose W. J. Clay of record in Book 5393, Page 13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Homeowners Enterprises, Inc. by Addendum to General Warranty Deed dated from Ambrose W. J. Clay of record in Book 5411, Page 699, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charles H. Holloway and wife, Mary K. Holloway by Warranty Deed dated September 9, 2003 from Home Owners Enterprises, Inc. of record in Instrument 200309150134747, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Easement for the flow of White's Creek, as much as thereon may flow, from time to time; (2) All matters shown on the survey dated February 4, 2014 by Clint T. Elliott, Energy Land & Infrastructure, TN RLS # 2547 and further certified to the Title Company on November 19, 2014; (3) Description of land on the waters of Whites Creek of record in Book 5509, Page 984; (4) Reference is hereby made for a Better Description of the land of Homeowners Enterprises, Incorporated on the waters of Whites Creek of record in Book 5524, Page 973; (5) Reaffirmation of the Arbuckle Calls of record in Instrument 200108270092156; (6) Notice to the World of record in Instrument 200202250023558; (7) Affidavit of Information of record in Instrument 200309020126418, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 0 Whites Creek Pike, Nashville, TN 37207

(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 1st day of Dec, 2014.

Charles H. Holloway

Mary K. Holloway

State of Florida
County of Okaloosa

Personally appeared before me Charles H. Holloway and Mary K. Holloway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1ST day of dec, 2014

Martha A Mauzy

Notary Public
My Commission Expires: 6-17-18

MARTHA A MAUZY
MY COMMISSION # EE208586
EXPIRES June 17, 2016
(407) 398-0153 FloridaNotaryService.com

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122