WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140096568 DEEDWARR
Recvd: 12/26/14 14:23 4 pgs
Fees:23.00 Taxes:1535.50

20141226-0118055

State of Tennessee
County of ROBERTSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

x _____
Affiant

Subscribed and sworn to before me, this 22nd day of December, 2014.

_____
Notary Public

My commission expires: 5-3-16

(AFFIX SEAL)

FRANKIE A. MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Nancy King Crawford, Attorney
1929 21st Avenue South , Nashville, TN 37212

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel ID Numbers:
Bruce Kane and Amanda Kane	BRUCE + AMANDA KANE	**00700006700 / 00700000100**
	P.O. BOX 4	
	GOODLETTSVILLE, TN 37072	

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,

J. A. Crawford, Jr., and wife, Barbara W. Crawford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bruce Kane and Amanda Kane, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS ATTACHED IN **EXHIBIT A**

Being the same property conveyed to J. A. Crawford, Jr. and wife, Barbara W. Crawford, and Binks A. Bushmiaer and wife, Mary P. Bushmiaer by Warranty Deed from J.B. Lassiter and wife, Edna D. Lassiter of record in Book 2146, page 319; and, by Quitclaim Deed from J.B. Lassiter and wife, Edna D. Lassiter of record in Book 2203, page 431; and, by Warranty Deed from Binks A. Bushmiaer and wife, Mary P. Bushmiaer of record in Book 2797, page 451; and, by Warranty Deed from Binks A. Bushmiaer and wife, Mary P. Bushmiaer of record in Book 3704, page 250; all in the Register's Office for Davidson County, Tennessee; less and except a portion of the property conveyed by J. A. Crawford, Jr. and wife, Barbara W. Crawford and Binks A. Bushmiaer and wife, Mary P. Bushmiaer to Chester J. Seaton and wife, Frances M. Seaton of record in Book 2797, page 479; Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1) 2015 real property taxes and subsequent years. Taxes for the current year have been paid by the Grantors herein.

2) An Easement for Ingress and Egress of record in Book 2294, Page 170, Register's Office for Davidson County, Tennessee.

3)) A Grant of Transmission Line Easement of record in Book 3252, page 617, Register's Office for Davidson County, Tennessee.

4) An Application for Greenbelt Assessment – Forest of record in Instrument Number: 20060714-0084931, Register's Office for Davidson County, Tennessee.

5) Any and all other restrictions, conditions, and easements of record.

This is Improved property, known as: 2543 Baker Station Road, Goodlettsville, TN 37072

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 my/our hand(s) this **22nd** day of **December, 2014.**

J.W. Crawford, Jr.

Barbara W. Crawford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

NANCY KING CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J.W. Crawford, Jr. and Barbara W. Crawford**, the bargainors, 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 at Goodlettsville, Tennessee, this **22nd** day of **December, 2014.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 26, 2018

EXHIBIT A

Property Description

Beginning at the centerpoint of a culvert under Baker Station Road, approximately 1060' southwest of the centerline of Tinnon Road as measured along the centerline of the said Baker Station Road (at NAD '83 location 749,103.35/1,749,749.66); thence leaving Baker Station Rd. and along or near the line of Mardelle Stephens, trustee as recorded at Instrument Number: 20041228-0152890, RODCTN, North 70°13'55" West, a distance of 814.63 feet to a fence post; thence continuing with Stephens, North 08°59'00" East, a distance of 988.47 feet to an iron pin set; thence along or near the line of Tinnon and Bettye Medley as recorded at Instrument Number: 20030211-0018694, RODCTN, North 75°10'11" West, a distance of 846.97 feet to an existing iron pin; thence, continuing with Medley, North 14°49'37" East, a distance of 726.10 feet to an existing iron pin in or near the line of John Smiley as recorded at DB 10578, PG 147, RODCTN; thence along or near the line of Smiley and Donald & Dana Laux as recorded at Instrument Number: 20021220-0157654, RODCTN, North 83°43'59" West, a distance of 1107.27 feet to an existing iron pin; thence, continuing with Laux, South 05°36'35" West, a distance of 709.97 feet to an existing iron pin at a large red oak; thence, South 39°56'57" West, a distance of 754.48 feet to an existing iron pin at or near the corner of Carol Stewart as recorded at Instrument Number: 20070209-0017320, RODCTN; thence with Stewart, South 13°37'54" West, a distance of 154.26 feet to a PK nail set in the centerline of a concrete drive near the easterly terminus of East End Rd., said PK nail being at or near the corner of David Sanders & Kimberly Jewell as recorded at Instrument Number: 20070330-0038350, RODCTN; thence with Sanders/Jewell South 05°53'48" East, a distance of 989.62 feet to an existing iron pin at or near the corner of Charlene Lyle at recorded at DB 5761, PG 809, RODCTN; thence with Lyle the following 2 calls: South 07°09'10" East, a distance of 297.66 feet to an existing iron pin; thence South 54°41'58" East, a distance of 458.86 feet to an existing iron pin; thence along or near the line of Martha Robison as recorded at Instrument Number: 20050314-0027851, RODCTN, the next 5 calls: South 65°33'31" East, a distance of 121.73 feet to an existing iron pin; thence South 81°33'56" East, a distance of 121.48 feet to a planted stone; thence North 73°23'07" East, a distance of 462.03 feet to a planted stone; thence South 42°48'15" East, a distance of 397.96 feet to a planted stone; thence South 34°01'43" East, a distance of 512.72 feet and passing a 40" white oak on the high bank to a point in the centerline of Baker Station Road, the beginning of a curve concave to the south having a radius of 523.68 feet and a central angle of 38°23'15" and being subtended by a chord which bears North 84°51'01" East 344.33 feet; thence northeasterly and easterly along said curve, a distance of 350.86 feet to a point; thence South 79°34'06" East, a distance of 197.83 feet to the beginning of a curve concave to the northwest having a radius of 362.53 feet and a central angle of 96°02'52" and being subtended by a chord which bears North 57°53'27" East 539.02 feet; thence easterly, northeasterly and northerly along said curve, a distance of 607.72 feet to a point; thence North 15°09'53" East, a distance of 477.74 feet to the beginning of a curve concave to the west having a radius of 859.75 feet and a central angle of 10°44'08" and being subtended by a chord which bears North 09°36'13" East 160.86 feet; thence northerly along said curve, a distance of 161.09 feet to a point of cusp; thence leaving Baker Station Rd. and along or near the line of Richard Dennison as recorded at Instrument Number: 20050509-0052267, RODCTN, South 80°27'39" East, a distance of 356.95 feet to a 24" red oak on top of ridge; thence along or near the line of Brian Bogdan and wife Rhonda Bogdan as recorded at Instrument Number: 20060908-0111533 and generally with an old fence, the next 2 calls: North 03°08'55" West, a distance of 400.80 feet to a point; thence North 13°45'20" West, a

distance of 239.48 feet to a point in the centerline of Baker Station Rd.; thence with the centerline of the said Baker Station Rd. the following calls: South 74°29'11" West, a distance of 57.21 feet to the beginning of a curve concave to the southeast having a radius of 378.72 feet and a central angle of 31°59'09" and being subtended by a chord which bears South 55°26'27" West 208.69 feet; thence westerly and southwesterly along said curve, a distance of 211.42 feet to the Point of Beginning, and containing 156.1133 ACRES, more or less.

There is included in this description 1.70 acres within the right-of-way of Baker Station Rd. on the basis of a width of 25' from its centerline.

This description is transcribed from a field survey certified by J. Allen Crawford, III, TN registered surveyor #1455, on March 19, 2009.