BILL GARRETT, Davidson County
Trans:T20150013414 DEEDWARR
Recvd: 02/24/15 13:21 4 pgs
Fees:23.00 Taxes:577.20
20150224-0015799

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1248

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2015

Notary Public

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 12/18/2017

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
JOSHUA BREWER GRIFFIN **1815 Bakers Grove Road** **Hermitage, TN 37076**	Community Trust Bank 1800 Hudson Lane Suite 2A Monroe, LA 71201	**12300001900**

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, SCOTT A. RAYMOND and wife, KIMBERLY R. RAYMOND**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA BREWER GRIFFIN**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

BEING the same property conveyed to Scott A. Raymond and wife, Kimberly R. Raymond by deed from Robert Everett Lannom, married, of record in Instrument Number 20091015-0095677 and by Deed of Correction of record in Instrument Number 20091124-0108166, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

(1) The right of Jimmy C. Smith and wife, Mildred Ann Smith to utilize a well located on the premises as described in Book 4356, Page 694, Register's Office of Davidson County, Tennessee.

(2) Any portion of the subject property lying within the boundaries of any public roadway and a roadway easement conveyed to the United States of America by instrument recorded in Book 3977, Page 892, and Book 3975, page 465, Register's Office for Davidson County, Tennessee.

This is improved property known as 1815 Bakers Grove Road, Hermitage, Tennessee 37076

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 20 day of February, 2015.

SCOTT A. RAYMOND

KIMBERLY R. RAYMOND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said county and state, SCOTT A. RAYMOND and wife, KIMBERLY R. RAYMOND, 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 Nashville, Tennessee, this 20th day of February, 2015.

Notary Public

My Commission Expires: 12/18/2017

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

PROPERTY SURVEY

For

ROBERT E. LANNOM

Civil District 33
Tax Map 123, Parcel 19
Deed Book 7516, Pg. 98
Davidson County, Tennessee

Property lying in the 33rd Civil District of Davidson County, Tennessee, and bounded on the north by Baker's Grove Road; on the east by property belonging to Truth Tabernacle of record in Deed Book 8544, Pg 584; on the south by property belonging to the United States of America (J. Percy Priest Dam and Reservoir Project, Tract #613; also on the south by property belonging to James Tune of record in Deed Book 7205, Pg. 968; and on the west by property belonging to Jimmy C. Smith Heirs of record in Deed Book 4356, Pg. 694 and Deed Book 4603, Pg. 75 of the Register's Office of Nashville, Davidson County, Tennessee and more specifically described as follows:

Beginning on an iron pin on the south margin of Baker's Grove Road approximately 1,850' northwest of the intersection of Baker's Grove Lane and Baker's Grove Road, the northeast corner of the herein described tract and the northwest corner of Truth Tabernacle property; thence leaving the south margin of Baker's Grove Road with the west line of the Truth Tabernacle S-04° 52' 01"-W, 216.16' to an existing Corp of Engineers pin #613-4; thence with the United States of America Property the following, S-76° 24' 53"-W, 148.09' to a Corp pin #613-5; thence S-35° 46' 55"-W, 57.69' to an existing Corp of Engineers pin, #902-12; thence with James Tune's north line N-87° 35' 19"-W, 112.34' to an existing iron pin; thence N-89° 13' 57"-W, 122.70' to an existing iron pin, the southwest corner of the herein described tract and the southeast corner of the Smith Heirs property; thence N-16° 19' 13"-E, with the Smith's line, 467.84' to the center of a shared well; thence N-43° 22' 52"-E, an additional 86.55' with the Smith line to an iron pin set on the south margin of Baker's Grove Road at the northwest corner of the herein described tract and the northeast corner of Smith Heirs property; thence with the south margin of Baker's Grove Road around a curve to the right, an arc distance of 326.91' and having a radius of 2,201.28', a chord bearing S-47° 20' 51"-E, and a chord distance of 326.61 to an iron pin, the point of beginning and containing 3.302 acres, more or less, according to a survey by Galyon Northcutt, dated January 19, 2004.



PROPERTY SURVEY
for
ROBERT E. LANNOM
DEED BOOK 7516, PAGE 98
TAX MAP 123, PARCEL 19
and for
JIMMY C. SMITH HEIRS
to wit:
JAMES RONALD SMITH
and
DAVID STEVEN SMITH
DEED BOOK 4356, PG 694
DEED BOOK 4603, PG 124
TAX MAP 123, PARCEL 75
DAVIDSON COUNTY, TENN.

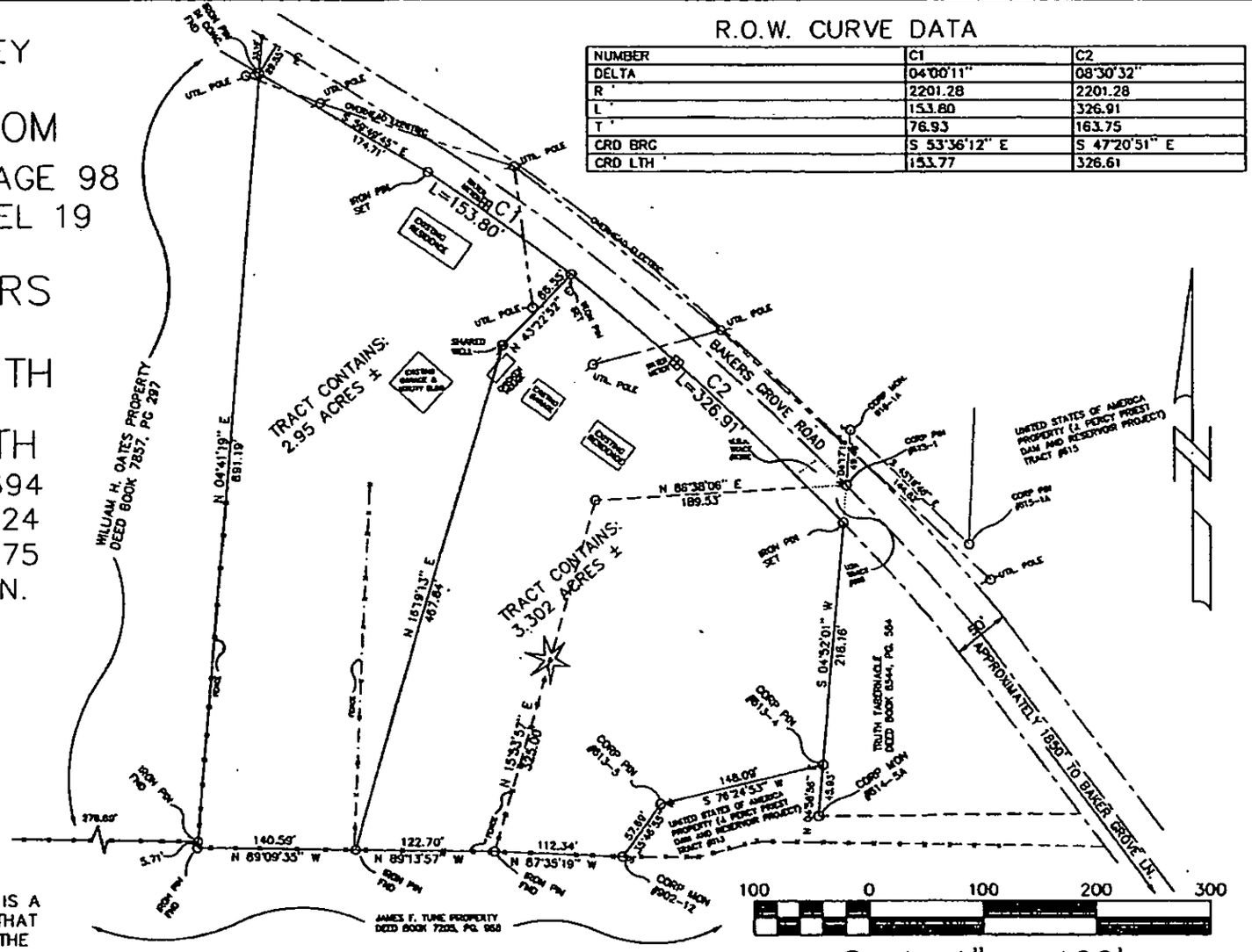
GALYON W. NORTHCUTT
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1529
11-5-09

GALYON W. NORTHCUTT
2607 FOREST VIEW DRIVE
ANTIOCH, TN 37013-1335
TN RLS #1529

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1:7500 AS SHOWN HEREON.

R.O.W. CURVE DATA

NUMBER	C1	C2
DELTA	04°00'11"	08°30'32"
R	2201.28	2201.28
L	153.80	326.91
T	76.93	163.75
CRD BRG	S 53°36'12" E	S 47°20'51" E
CRD LTH	153.77	326.61



Scale 1" = 100'

DRAWN BY: GALYON W. NORTHCUTT	APPROVED BY: GWN	REVISIONS	PROJECT
DATE: JANUARY 19, 2004	PROJ. NO.	11-05-09	SHT. NAME
DWG. NO.: LANNOM.DWG	DWG.		SHT. NO.