NEW OWNER:
Leonard Gamble
1630 Springfield Highway
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
NEW OWNER

Map 007
Group 00-0
Parcel 017.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 15-0268

BILL GARRETT, Davidson County
Trans:T20150025017 DEEDWARRSP
Recvd: 04/06/15 12:49 2 pgs
Fees:13.00 Taxes:647.50
20150406-0029681

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Five Thousand and 00/100 Dollars ($175.000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **F&M Real Estate Transfer Corporation** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Leonard Gamble, unmarried,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being located in Davidson County, Tennessee, on the south side of Baker Station Road and the west side of Springfield Highway, and being the property of record in Instrument Number 20110921-0073031, Register's Office, Davidson County, Tennessee. See Tax Map 7, Parcel 17.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod in the south margin of Baker Station Road, same being the northernmost northwest corner of this tract and the northeast corner of Bessie Mae Davis (DB 3075, PG 229, RODCT); thence with said margin North 82 degrees 40 minutes 45 seconds East 403.57 feet to an iron rod at the intersection of the south margin of Baker Station Road with the west right-of-way of Springfield Highway; thence with the west right-of-way of Springfield Highway South 39 degrees 28 minutes 49 seconds East 712.64 feet to an iron rod; thence South 23 degrees 28 minutes 15 seconds East 42.30 feet to an iron rod in said right-of-way; thence leaving road with line of Terry E. Wilkes (IN 20120808-0070738, RODCT) South 70 Degrees 06 minutes 55 seconds West 43.59 feet to a point in center of branch (passing an iron rod at a large sycamore tree at 27.53 feet); thence with center of branch for the next four (4) calls: South 14 degrees 49 minutes 08 seconds East 68.71 feet; thence South 08 degrees 36 minutes 04 seconds East 89.94 feet; thence South 25 degrees 32 minutes 58 seconds East 33.68 feet; thence South 40 degrees 26 minutes 01 second East 82.34 feet to a point in center of branch; thence leaving branch with line of the Methodist Church property (DB 213, PG 254, RODCT) South 82 degrees 16 minutes 03 seconds West 471.27 feet to an iron rod at a post (passing an iron at 30 feet); thence with the line of James W. Hagey (DB 4254, PG 332, RODCT) South 83 degrees 56 minutes 03 seconds West 482.24 feet to an iron rod; thence with line of HN and Q Corporation (DB 8514m PG 599, RODCT) South 83 degrees 18 minutes 00 seconds West 280.35 feet to an iron rod; thence South 69 degrees 17 minutes 50 seconds West 165.00 feet to an iron rod at 20-inch cottonwood tree: thence South 59 degrees 17 minutes 50 seconds West 338.25 feet to an iron rod; thence with line of HN and Q Corporation and Lucien Dale (DB 5166, PG 56, RODCT) North 14 degrees 42 minutes 10 seconds West 647.59 feet to an iron rod; thence with line of an iron rod; thence with the line of Edna Kennedy (DB 5920, PG 972, RODCT) North 60 degrees 23 minutes 39 seconds East 348.36 feet to an iron rod; thence with line of Harland and Henry (DB 4767, PG 356 RODCT) and Henry S. Davis (DB 4823 PG 689 RODCT) South 80 degrees 40 minutes 40 seconds East 528.00 to an iron rod; thence with the line of Henry S. Davis and Bessie Mai Davis North 10 degrees 01 minutes 55 seconds East 473.04 feet to the point of beginning containing 26.54 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated July 21, 2014.

Being the same property conveyed to F&M Real Estate Transfer Corporation, by Deed in Lieu of Foreclosure from Johnathan R. Vinson, Trustee, dated September 2, 2011 and of record in Instrument No. 20110921-0073031, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1630 Springfield Highway, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Grantee, his successors and assigns, in fee simple, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except as otherwise provided herein; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is made subject to any and all visible easements or rights-of-way, and rights-of-way, easements, restrictions, etc., of record, if any. All improvements on the property are accepted "**AS IS**" by Grantee. Grantee expressly waives any and all such warranties, whether expressed or implied, including without limitation any warranties regarding hazardous or toxic substances, and the habitability or fitness of the property for any particular use or purpose.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representatives this 2 day of April, 2015.

F&M Real Estate Transfer Corporation

By: _____ V.P.

Its: Vice President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Norman D. Ellis, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **Vice President** of, **F&M Real Estate Transfer Corporation** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 2 day of April, 2015.

Cynthia G. Roach
NOTARY PUBLIC

CYNTHIA G. ROACH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 02-06-2017

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The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Leonard E. Ham
AFFIANT

Sworn to and subscribed to before me this 2 day of April, 2015.

Lisa P. Chaney
NOTARY PUBLIC

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 02-13-17