THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32313-04-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. William J. Faimon Affiant Subscribed and sworn to before me this 6th day of May, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Donald D. Webb, Charla E. Webb 728 General Kershaw Dr. Old Hickory, TN 37138	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 054 12 0 003 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William J. Faimon, Trustee of The Joseph E. Faimon Family Trust**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald D. Webb and Charla E. Webb, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 728 General Kershaw Dr., Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150036440 DEEDWARR
Recvd: 05/12/15 08:19 4 pgs
Fees:23.00 Taxes:2035.00
20150512-0043186

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of May, 2015.

William J. Faimon, Trustee

William J. Faimon, Trustee of Joseph E. Faimon Family Trust

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William J. Faimon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

TRACT I

Tract of Land lying partly in the First and Fourth Civil Districts of Wilson and Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the Government Take Line of Old Hickory Lake, said point being North 59 degrees 20 minutes West 75 feet, thence North 2 degrees 10 minutes West 59 feet from an iron pin in the said Government Take Line which is the northwest corner of Lot No. 2, Section IV of the Hermitage Harbor Subdivision as shown in book 144, page 509, Register's Office for Wilson County, Tennessee; thence from said point of beginning North 2 degrees 10 minutes East 180 feet to an iron pin; thence in a southwesterly direction, along the eastern margin of land owned by Thomas P. Vardell, et ux, 208 feet more or less to an iron pin in the easterly boundary of General Kershaw Drive; thence with the eastern boundary of said Drive 40 feet with a curve of 40 minute radius; thence continuing along said Drive 28.39 feet along a curve with a reverse radius of 29.34 minutes; thence continuing along said Drive 192.3 feet with a curve of 734.58 minutes radius to a hub; thence North 29 degrees 41 minutes East 249 feet to the point of beginning.

Being the same property conveyed to Joseph E. Faimon and Gertrude Faimon as tenants in common by Quitclaim Deed dated June 14, 1996 from J. Blake Freemean, Trustee, of record in Book 10090, page 961, Register's Office for Davidson County, Tennessee. Joseph E. Faimon died May 6, 1999, leaving a Last Will and Testament filed in Docket No. 99P-805, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to William J. Faimon, as Trustee, to be held by him in Trust. By Personal Representative's Quitclaim Deed dated November 17, 1999, in Book 11749, page 925, Register's Office for Davidson County, Tennessee, William J. Faimon, Personal Representative of the Estate of Joseph E. Faimon, conveyed an undivided 1/2 interest in said property to The Joseph E. Faimon Family Trust. Said deed was corrected by Corrective Quitclaim Deed being recorded immediately prior to this deed. Gertrude Faimon died on September 13 2012, leaving a Last Will and Testament filed in Docket No. 12P-1603, Probate Court for Davidson County, Tennessee. In accordance with said Will, subject property was devised to William J. Faimon, as Trustee of the Family Trust established under the terms of Joseph E. Faimon's Will (Docket No. 99P-805), to be held, administered and distributed as an integral part thereof.

TRACT II

The Western half of a Tract of Land lying partly in Wilson County, Tennessee and Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument onthe easterly maragin of General Keshaw Drive; thence in a northeasterly direction 249.0 feet to a concrete monument; thence in a southeasterly direction along the Government Take Line 59.0 feet to a point; thence in a northeasterly direction along the Government Take Line 18.0 feet to a point in said Take Line; thence in a southerly direction along the common line between the eastern part of Lot No. 14 and the western part of Lot No. 14 250 feet more or less to a concrete monument; thence in a westerly direction along the north margin of Bedford Forest Court 67.2 feet to a point; thence with a curve 39.47 feet to a concrete monument in the easterly margin of General Kershaw Drive, the point of beginning.

The common line above referred to begins at a point equidistant from the concrete monument on the north margin of Bedford Forest Court at the southwest corner of Lot No. 2 and the concrete monument onthe easterly margin of General Kershaw Drive at the southest corner of Lot No. 13; thence in a northerly direction which intersects a point equidistant between the Northwest corner of the Givans house and the southeast corner of the Faimon house to a point on the Government Take Line a distance of 250 feet more or less.

Being the same property conveyed to Joseph E. Faimon and wife, Gertrude K. Faimon by deed dated August 14, 1967 from William J. Faimon, Trustee, of record in Book 4161, page 486. Joseph E. Faimon died on May 6, 1999. Gertrude K. Faimon died on September 13, 2012 leaving a Last Will and Testament filed in Docket No. 12P1603, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to William J. Faimon, as Trustee of the Family Trust established under the terms of Joseph E. Faimon's Will filed in Docket No. 99P-805, Probate Court for Davidson County, Tennessee, to be held, administered and distributed as an integral part thereof.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Restrictive covenants contained in an instrument of record in Book 164, page 499 and Book 167, page 1, Register's Office for Wilson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
5. Rights of upper and lower riparian owners in and to the waters of Old Hickory Lake crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.