RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20150052065 DEEDWARR Recvd: 06/29/15 14:51 3 pgs Fees:18.00 Taxes:1628.00 20150629-0062474

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011916

MAP - PARCEL NO: 178-00-0-078.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Brent Thompson 1116 Trinity Rd Franklin, TN 37067	Same	N/A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JOAN LEE STURDIVANT, unmarried,** have bargained and sold and by these presents do transfer and convey unto **BRENT THOMPSON**, his heirs and assigns forever, the following described property, to wit:

TRACT I:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Campbell Surveying Co., Inc., David Bundren, Tennessee License No. 1517 dated June 26, 1991 as follows:

Beginning at a point in the southerly margin of Hester Beasley Road, said point being .07 miles east of Highway 100; thence with the margin of said road, South 53 deg. 31 min. 49 sec. East 50.00 feet to a point; thence leaving said road along a gravel driveway, the following calls: South 36 deg. 28 min. 11 sec. West 58.63 feet. South 78 deg. 10 min. 02 sec. West 93.61 feet, South 85 deg. 03 min. 43 sec. West 174.48 feet, South 70 deg. 33 min. 49 sec. West 28.76 feet, South 1 deg. 22 min. 10 sec. West 77.78 feet, South 1 deg. 28 min. 59 sec. West 116.67 feet, South 18 deg. 15 min. 36 sec. East 82.01 feet, South 9 deg. 04 min. 19 sec. East 96.62 feet, South 7 deg. 48 min. 45 sec. East 96.76 feet, South 1 deg. 17 min. 59 sec. West 71.87 feet, South 14 deg. 26 min. 08 sec. West 149.62 feet, South 10 deg. 48 min. 09 sec. West 93.20 feet, South 30 deg. 33 min. 59 sec. West 79.71 feet, South 28 deg. 30 min. 14 sec. West 43.67 feet, South 29 deg. 17 min. 10 sec. West 100.08 feet, South 20 deg. 53 min. 59 sec. West 221.31 feet, South 61 deg. 05 min. 25 sec. West 114.24 feet, South 48 deg. 45 min. 34 sec. West 37.57 feet, South 17 deg. 25 min. 53 sec. East 79.21 feet, South 18 deg. 22 min. 01 sec. East 177.91 feet, South 5 deg. 12 min. 07 sec. West 150.30 feet, South 9 deg. 36 min. 59 sec. West 221.35 feet, South 2 deg. 14 min. 25 sec. West 78.62 feet, South 8 deg. 03 min. 35 sec. East 239.83 feet, South 9 deg. 33 min. 35 sec. East 67.99 feet; thence, leaving said gravel driveway, South 31 deg. 09 min. 44 sec. East 367.52 feet to a point; thence, South 17 deg. 38 min. 10 sec. West 540.82 feet to a point; thence North 37 deg. 45 min. 00 sec. West 599.00 feet to a point; thence North 42 deg. 00 min. 00 sec. East 234.00 feet to a point; thence, North 60 deg. 58 min. 00 sec. East 131.30 feet to a point; thence, North 30 deg. 11 min. 13 sec. East 77.35 feet to a point; thence along the gravel driveway, the following calls: North 15 deg. 33 min. 04 sec. West 112.70 feet, North 8 deg. 03 min. 35 sec. West 247.61 feet, North 2 deg. 14 min. 25 sec. East 86.35 feet, North 9 deg. 36 min. 59 sec. East 222.65 feet, North 5 deg. 12 min. 07 sec. East 137.94 feet, North 18 deg. 22 min. 01 sec. West 167.89 feet, North 17 deg. 25 min. 53 sec. West 112.21 feet, North 48 deg. 45 min. 34 sec. East 75.56 feet, North 61 deg. 05 min. 25 sec. East 101.35 feet, North 20 deg. 53 min. 59 sec. East 206.69 feet, North 29 deg. 17 min. 10 sec. East 103.40 feet, North 28 deg. 30 min. 14 sec. East 44.23 feet, North 30 deg. 33 min. 59 sec. East 71.89 feet, North 10 deg. 48 min. 09 sec. East 86.07 feet, North 14 deg. 26 min. 08 sec. East 145.45 feet, North 1 deg. 17 min. 59 sec. East 62.13 feet, North 7 deg. 48 min. 45 sec. West 92.23 feet, North 9 deg. 04 min. 19 sec. West 92.06 feet, North 18 deg. 15 min. 36 sec. West 86.69 feet, North 1 deg. 28 min. 59 sec. East 125.33 feet, North 1 deg. 22 min. 10 sec. East 122.22 feet, North 70 deg. 33 min. 49 sec. East 69.61 feet, North 85 deg. 03 min. 43 sec. East 177.83 feet, North 78 deg. 10 min. 02 sec. East 71.55 feet, North 36 deg. 28 min. 11 sec. East 39.59 feet to a

point of beginning, containing 8.18 acres, more or less.

TRACT II:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Hester Beasley Road east of Highway 100 and being more particularly described as follows:

Beginning at a point in the centerline of Hester Beasley Road approximately 2865 feet east of Highway 100, said point being the northeast corner of James C. Hamblen, et ux, of record in Book 4466, page 256, Register's Office for Davidson County, Tennessee.

Thence leaving said road with the common line between said Hamblen and Morrison, the following calls: South 09 deg. 57 min. 49 sec. East, 116.86 feet to a point; South 07 deg, 25 min. 01 sec. East, 205.13 feet to a point; South 02 deg. 24 min. 57 sec. East, 154.44 feet to a point; South 23 deg. 23 min. 06 sec. East, 142.05 feet to a point; South 02 deg. 00 min. 02 sec. West, 118.31 feet to a point; South 07 deg. 59 min. 56 sec. West, 200.00 feet to a point; South 27 deg. 00 min. 00 sec. West, 245.00 feet to a point; South 23 deg. 00 min 00 sec. West 155.00 feet to a point; South 33 deg. 18 min. West, 140.73 feet to the true point of beginning of herein described tract; thence, continuing with said common line, South 33 deg. 18 min. 00 sec. West, 13.76 feet to a point; thence, South 47 deg. 30 min. 00 sec. West, 97.73 feet to a point in the centerline of a road; thence, with said centerline North 16 deg. 10 min. 53 sec. East 42.12 feet to a point; thence, North 49 deg. 29 min. 13 sec. East, 33.27 feet to a point; thence, North 70 deg. 02 min. 04 sec. East, 45.30 feet to the true point of beginning, containing 1585 square feet or 0.04 acres more or less.

Being the same property conveyed to Robert W. Sturdivant, Jr., and Joan L. Skomo (now known as Joan Lee Sturdivant), as tenants in common with right of survivorship by Warranty Deed from W. Hudson Connery, Jr., of record in Book 10998, page 611, dated 06/29/1998 and recorded on 06/30/1998, Register's Office of Davidson County, Tennessee. See Quitclaim Deed from Robert W. Sturdivant, Jr. and Joan L. Skomo (now known as Joan Lee Sturdivant), to Robert W. Sturdivant, Jr. and wife, Joan Lee Sturdivant, as tenants by the entirety, of record in Book 11134, page 608, Register's Office for Davidson County, Tennessee. Robert W. Sturdivant, Jr. is now deceased and said property is vested in Joan Lee Sturdivant as the surviving tenant by the entirety.

This is improved property known as 9244 Hester Beasley Road, Nashville, TN 37221

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2015 Davidson County property taxes are a lien, but are not yet due and payable.
2. Easement and Maintenance Agreement of record in Book 10200, page 782, Registers Office for Davidson County, Tennessee.
3. Subject to easement for Chester Beasley Road, which lies on and across the subject property.
4. The flow and overflow of those creeks running along or through the subject property, and the rights of others to the waters of said creeks.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 26th day of June, 2015.

JOAN LEE STURDIVANT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOAN LEE STURDIVANT**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 26th day of June, 2015.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$440,000.00**.

Affiant

SWORN TO and subscribed before me on this 26th day of June, 2015.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY