BILL GARRETT, Davidson County
Trans:T20150078696 DEEDWARR
Recvd: 09/16/15 10:56 4 pgs
Fees:23.00 Taxes:370.00
20150916-0093911

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Mandy Gomez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2015.

Nancy E. Hopson
NOTARY PUBLIC

My Commission Expires: _____

NANCY E. HOPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 10, 2016

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Keith A. Loiseau 5611 Old Hickory Blvd. Nashville, TN 37218	Keith A. Loiseau 5611 Old Hickory Blvd. Nashville, TN 37218	047-00-0-020.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

LARRY RANDEL MICKLE, REBA M. WITTENMEIER AND ALICE F. HAMBRICK

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

KEITH A. LOISEAU

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a parcel of land in the First Councilmanic District of Davidson County, Tennessee, located on the West margin of Old Hickory Boulevard, North of Bull Run Road, and being the South part of Tract 8 of the E. E. Brown Farm, said tract being Parcel 020.00, as shown on Davidson County Tax Map 047-00, and as evidenced in Deed Book 2811, Page 060, in the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

BEGINNING at an iron pin located on the West margin of Old Hickory Boulevard, said iron pin being the Southeast corner of Parcel 020.00, and said iron pin being the Northeast corner of Lot 2, of Sun Run Southwest, said Lot 2

being Parcel 163.00 as shown on Map 047-00, and said Lot 2 being evidenced in Plat Book 11700, Page 031, in the Register's Office for Davidson County, Tennessee (RODCT), thence;

1) With a line common to Tract 8 and Lot 2, North 70 degrees 24 minutes 39 seconds West, Passing an iron at 775.00 feet, said iron pin being the Northwest corner of Lot 2, and continuing with Parcel 021.00 as shown on Tax Map 047-00, a total distance of 2000.00 feet to a point, said point being the Southwest corner of Parcel 020.00, and said point being an interior corner of Parcel 019.00 as shown on Tax Map 047-00 thence;

2) Leaving Parcel 021.00 and with the line common to Parcel 019.00 and Parcel, 020.00, North 17 degrees 23 minutes 07 seconds East, a distance of 100.00 feet to a point, thence;

3) Continuing with the South line of Parcel 019.00, South 70 degrees 24 minutes 58 seconds East, a distance of 2000.00 feet to an iron pin in the West margin of Old Hickory Boulevard, said iron pin being the Southeast corner of Parcel 019.00 and said iron pin being the Northeast corner of Parcel 020.00, thence;

4) With said margin, South 17 degrees 23 minutes 22 seconds West, a distance of 100.18 feet to an iron pin, the BEGINNING, containing 4.5921 acres or 200,031 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated August 27, 2015, attached hereto as Exhibit "A".

Being the same property conveyed to M. C. Mickle and wife, Marguerite Mickle, by deed from John P. Whitson and wife, Mary V. Whitson, of record in Book 2811, page 60, dated October 25, 1958, said Register's Office. The said M. C. Mickle having since died on or about March 21, 2003, leaving the said Marguerite Mickle the surviving tenant by the entirety. The said Marguerite Mickle having since died intestate on or about June 23, 2012. The subject property having passed to her children, Larry Randall Mickle, Reba Wittenmeier and Alice Mickle Hambrick, as evidenced by Affidavit of Heirship of record in Instrument No. _____, said Register's Office.
#20150910-0093909

This property is known as 5497 Old Hickory Boulevard, Ashland City, TN 37015.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 11th day of September, 2015.

Larry Randel Mickle by Reba M Wittenmeier, his Attorney-in-fact
Larry Randel Mickle by Reba M. Wittenmeier, his Attorney-in-Fact

Reba M Wittenmeier
Reba M. Wittenmeier

Alice F. Hambrick
Alice F. Hambrick

State of Tennessee)
County of Davidson)

On this 11th day of September, 2015, before me personally appeared Reba M. Wittenmeier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Larry Randel Mickle, and who acknowledged that she executed the same as the free act and deed of Larry Randel Mickle.

Witness my hand and official seal at office, this 11th day of September, 2015.

Howard M. Skipworth
Notary Public

My commission expires:_____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN. 9, 2016

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Reba M. Wittenmeier, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of September, 2015.

Howard M. Skipworth
Notary Public

My commission expires:_____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN. 9, 2016

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Alice F. Hambrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

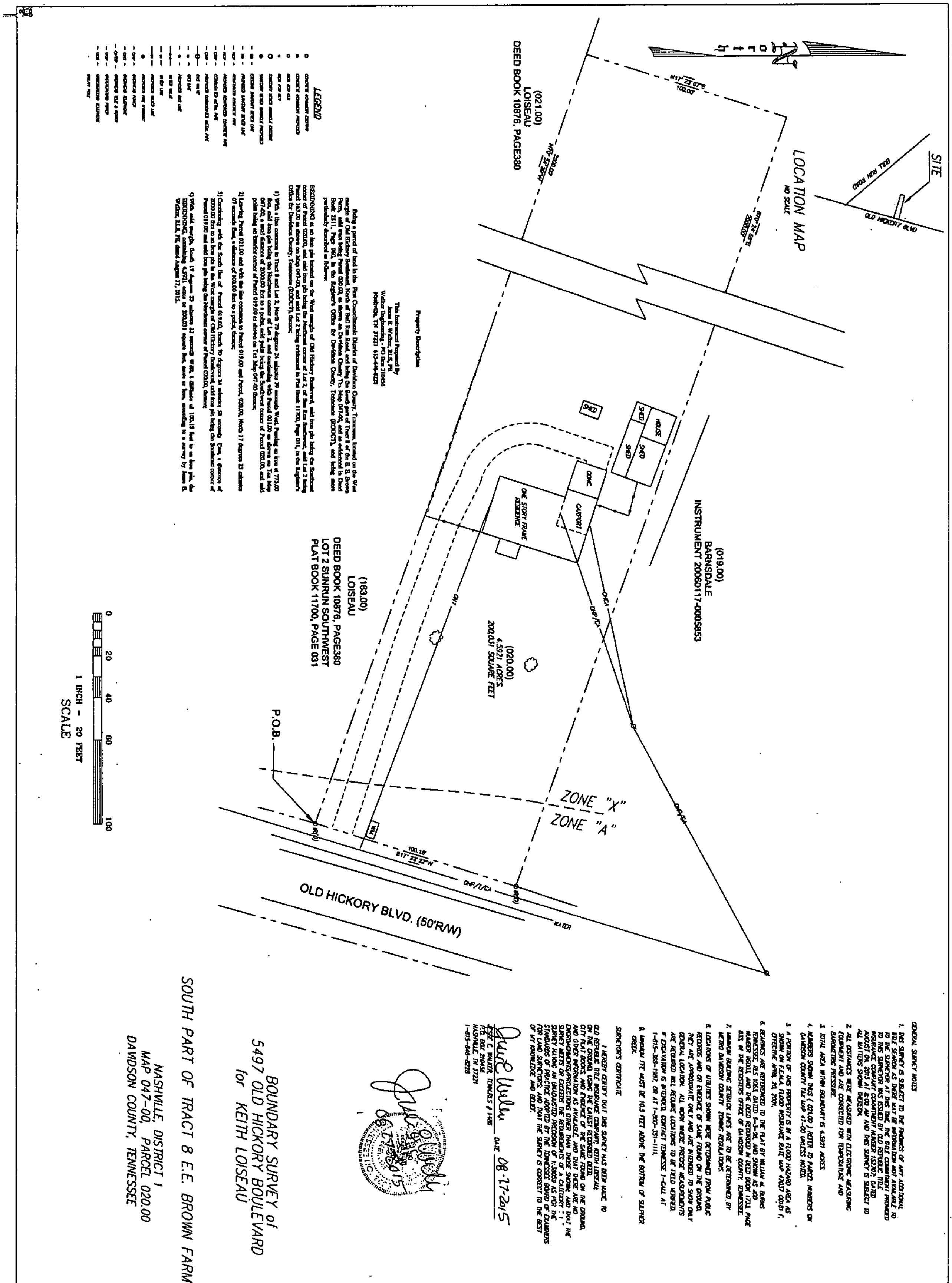
Witness my hand and official seal at office, this 11th day of September, 2015.

Howard M. Skipworth
Notary Public

My commission expires:_____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN. 9, 2016

EXHIBIT "A"



DATE 08-27-2015	**JESSE WALKER ENGINEERING** Professional Survey & Engineering Services P.O.Box 210456, Nashville, TN 37221-0456 Phone: (615) 646-8228 Fax: (615) 646-8828 Website: www.jesse-walker.com	BOUNDARY SURVEY of 5497 OLD HICKORY BOULEVARD for KEITH LOISEAU
DRAWING NUMBER 98112001R		
SHEET NUMBER 1 of 1		

CITY	DISTRICT	COUNTY	STATE
NASHVILLE	1st	DAVIDSON	TENNESSEE

MAP NO.	PARCEL NO(S).	MAP BK.	PAGE	DEED BK.	PAGE	JOB NUMBER
047-00	020.00	1733	635	2811	060	98112