BILL GARRETT, Davidson County
Trans:T20150085880 DEEDWARR
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Fees:18.00 Taxes:1332.00
20151008-0102717

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Lucille W. Stenberg,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Andreas Albert**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 2nd District (Formerly 13th Civil District) of Davidson County, Tennessee. Described as follows:

Beginning at a point in the center of Stenberg Road 15' East of the end of the improved section of said road. The N-W corner of the Bobel property as recorded in Book 5126, page 729 Register's Office Davidson County, Tennessee; thence leaving said road 58° 00' W. for 462.16 ft. to an iron pin; thence S24° 33' E. for 790.00 ft. to an iron pin the S-W corner of the Bobel property and the Waller's corner; thence S12° 00' E for 396.00 ft. to an iron pin the S-E corner of the herein described roperty; thence along Waller's northerly line and the South line of this property S80° 00' W. for 742.00 ft. to an iron pin and set rock the S-W corner of this property and a corner to Waller and Sue T. Viaches; thence along Viaches line N. 25° 00' W. for 115.50 ft; thence along an adjusted line between Viaches and this property N. 51° 00' W. for 660.00 ft. to an iron pin; thence N. 62° 00' W. for 296.00 ft. to an iron pin (by others) the N-E corner of the Viaches property and the S-E corner of the Davidson County Sportsmens Club Inc., property; thence N. 20° 23' W. for 890.00 ft. (adjusted bearing) to a corner iron pin stump of the Davidson County Sportsmens Club property and the Carney property; thence N. 27° 01' E. for 200.00 feet to the S-W corner of the revised property of J. F. Stenberg; thence along the south line of J. F. Stenberg S70° 04' E. for 535.41 feet to an iron pin, the S-E corner of J.F. Stenberg property and the S. W. corner of the Bobel property as recorded in Book 4695, page 453, Register's Office, Davidson County, Tennessee; thence S 70° 48' E. along the South line of the Bobel property for 179.69 feet to an iron pin, the S-E corner of said Bobel property; thence along the easterly line of the Bobel property N. 28° 42'E. for 565.37 ft. to a point iron pin in a road, the N-E corner of the Bobel property; thence along said road S70° 53' E for 37.10 feet to a point in road; thence S41° 58' E for 115.00 to a point in said road; thence S69° 10' E. for 240.00 feet to a point in road; thence S45° 27' E. for 100.00 feet to a pin in the center of Stenberg Road; thence N86° 45' E. for 15.00 feet to the point of beginning and containing 46.20 acres, more or less, according to revised plat of Donald R. Carver, dated 3/15/80.

Being the same property conveyed to Frank E. Stenberg and wife, Lucille W. Stenberg by Transfer dated 10/02/1978 from Lillie Mai Stenberg, Herbet F. Stenberg, Dorothy Bobel, Frances Albert, Edna Dunn and Mary Dickens of record in Book 5346, Page 265, Corrected in Book 5613, Page 563, Register's Office for Davidson County, Tennessee. The said Frank W. Stenberg having since died, property vesting in Lucille W. Stenberg, as surviving spouse of tenants by the entirety.

Travis A. Stenberg, Sr. executes this instrument pursuant to a Durable Power of Attorney of record as Instrument Number 20150414-0032935, said Register's Office.

Map & Parcel: 38-142

This is property is known as 4502 Stenberg Road, Whites Creek, TN 37189

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 30 day of September, 2015.

Lucille W. Stenberg, by Travis A. Stenberg, Sr.,
Attorney in Fact -Grantor

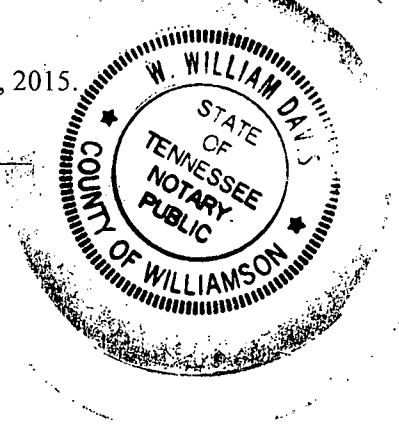
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Travis A. Stenberg, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as the Attorney in Fact for Lucille W. Stenberg for the purposes therein contained.

WITNESS my hand and official seal this 30 day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 12/27/2016



Grantee(s) Name, Address:	Send Tax Statement To:
Andreas Albert	New Owner
4502 Stenberg Road	
Whites Creek, TN 37189	

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$360,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 30 day of September, 2015.

Andreas Albert
Affiant

(Seal) W. WILLIAM DAVIS — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF WILLIAMSON

Notary Public

My commission expires:

12/27/2016