STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20150085915 DEEDWARR
Recvd: 10/08/15 11:21 2 pgs
Fees:13.00 Taxes:247.90
20151008-0102756

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 2015.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G15-2932D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
New Direction IRA, Inc. FBO Robert T. Balgemann IRA (NAME)	SAME (NAME)	02500021000
1070 W Century Dr., STE 101 (STREET ADDRESS)	(STREET ADDRESS)	
Louisville, CO 80027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **B.R. McMillan & Associates, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **New Direction IRA, Inc. FBO Robert T. Balgemann IRA,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Description of the William N. Gore, Jr. Property: Tract 2 10.01 acres

The property shown on the attached plat is located in the 10th Civil/Council District of Davidson County, Tennessee; situated on the bi-sected by a 50.00 foot Joint Use Ingress-Egress and Utilities Easement (See Book 6491, page 643) that connects with Hitt Lane approximately 0.8 mile south of the intersection with Brick Church Pike; being Job Number 2006132TC as described according to a survey performed by Richard D. Graves, Tennessee Registered Land Surveyor Number 1628, on the 4th day of October, 2006, in detail as follows:

Beginning on a half inch iron re-bar found at a wood post at a corner of Archie T. Grant, III, et al (D.B. 9206 P. 670) with the southeast corner of R. Dale Andrews, et ux (R.D.B. 20050301-0022412), being the southwest corner of the herein described tract, being further located S74°30'00" W 65.95 feet from a half inch re-bar found by a Maple, thence running with the east line of R. Dale Andrews, et ux (R.D.B. 20050301-0022412) N 24°58'33" E 391.28 feet (crossing a 50.00 Foot Joint Use Ingress-Egress and Utilities Easement – see Book 6491, page 643) to a half inch iron re-bar set by a fallen snag at the northeast corner of R. Dale Andrews, et ux (R.D.B. 20050301-0022412) in the south line of Jack H. Stephens, et al (D.B. 5342, P. 494), thence running with the south line of Jack H. Stephens, et al (D.B. 5342 P. 494) S 76°18'50" E 865.10 feet to a half inch iron re-bar set in the south line of Jack H. Stephens, et al (D.B. 5342 P. 494) at a new corner of William N. Gore, Jr. (D.B. 3066 P. 290 – remainder), thence severing the lands of William N. Gore, Jr. (D.B. 3066 P. 290 – remainder) S 16°18'35" W 585.07 feet (passing through a 48 inch Black Oaks at 563.37 feet) to a half inch iron re-bar set in the north line of Archie T. Grant, III, et al (D.B. 9206 P. 670) at a new corner of William N. Gore, Jr. (D.B. 3066 P. 290 – remainder), thence running with the north line of Archie T. Grant, III, et al (D.B. 9206 P. 670) N 63°56'17" W 936.72 feet to the beginning, containing 10.01 acres more or less.....

Access to Hitt Lane is provided over the 50.00 Foot Joint Use Ingress-Egress and Utilities Easement recorded in Book 6491, page 643, in the Office of the Register of Deeds for Davidson County, Tennessee. The above described tract is also made subject to that subject of the above referenced easement bi-secting said tract for the use of others using same.

BEING the same property conveyed to B.R. McMillan & Associates, Inc. from John McMillan, married, by Quit Claim Deed dated August 17, 2009, as Instrument No. 20090903-0082860, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Easement for joint right of way and utilities as recorded in Book 6491, page 643, Register's Office for Davidson County, Tennessee.

2. Agreement setting common boundary line as recorded in Instrument No. 20070301-0025082, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is UNimproved property, known as 0 Hitt Lane, Goodlettsville, TN 37072.

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, and we do covenant with the 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 7th day of October, 2015.

B.R. MCMILLAN & ASSOCIATES, INC.

By: _____
Ben McMillan, CEO

October 07, 2015
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ben McMillan, CEO for B.R. McMillan & Associates, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the CEO of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of October, 2015.

My Commission Expires:_____

_____
Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066