BILL GARRETT, Davidson County
Trans:T20150087537 DEEDWARR
Recvd: 10/14/15 11:16 3 pgs
Fees:18.00 Taxes:370.00
20151014-0104497

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of October, 2015.

Notary Public
My commission expires: 6-18-18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1507-76125

Address of New Owner:	Send Tax Bills to:	Tax Information:
Equity Trust Company Map and Parcel 12-48 Springfield Highway Goodlettsville TN 37072	New Owner PO Box 290261 Nashville, TN 37229	012-00-0-048.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Northfork Properties, Inc., successor in interest to Trailmont Park, Inc.**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Equity Trust Company, Custodian FBO Edward W. Meek IRA**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

The following paragraph describes a tract of land in the 2nd Civil District of Davidson County, Tennessee, said tract being that property which was conveyed to Trailmont Park, Inc., by deed from Beverly W. Trotter and husband, Welbon Trotter, of record in Book 7600, Page 878, in the Register's Office for Davidson County, Tennessee, and transferred to Northfork Properties, Inc., by the instrument of record in Book 9931, Page 504, said Register's Office.

Beginning at a iron pin (old), in the westerly margin of Springfield Highway, the southeast corner of a tract of land which belongs to Jack Davis, Jr., having a deed reference in Instrument No. 201411050102035, RODCT, the most northerly northeast corner of this tract, and continuing, as follows:
with a curve to the right, having an arc distance of 590.91 feet, a radius of 2814.81 feet, and a chord bearing and distance of S 28°08'03" E, 589.83 feet to point in the center of Mansker Creek, in the westerly margin of Springfield Highway, the northwest corner of a tract of land which belongs to Alka D. Patel, having a deed reference in Record Book 3944, Page 126, ROSCT;
thence with the center of Mansker Creek, and continuing, as follows:
S 09°01'59" W, 289.97 feet to point; thence, S 09°08'11" E, 125.73 feet to a point in the center of Mansker Creek, in the westerly boundary of said tract of land which belongs to Alka D. Patel, and the northeast corner of a tract of land which belongs to USF Holland Inc., having a deed reference in Deed Book 11426, Page 740, RODCT, marked by a witness pin (old) on the westerly bank of Mansker Creek; thence with the northerly boundary of said tract of land which belongs to USF Holland, Inc., and continuing, as follows:
S 86°11'01" W, passing a witness pin (old) on the westerly bank of Mansker Creek, 911.76 feet to an iron pin (old); thence, S 03°50'46" E, 214.92 feet to an iron pin (old); thence, S 63°15'48" W, 258.92 feet to an iron pin (old), in the northwest corner of said tract of land which belongs to USF Holland, Inc., in the easterly right-of-way of the CSX Transportation Railroad;
thence continuing with the easterly right-of-way of the CSX Transportation Railroad, and continuing, as follows: with a curve to the left, having an arc distance of 878.40, a radius of 3625.78 feet, and a chord bearing and distance of N 41°52'27" W, 876.25 feet to an iron pin (old); thence, N 43°13'49" E, 97.36 feet

to an iron pin (old), in the easterly right-of-way of the CSX Transportation Railroad, the southwest corner of said tract of land which belongs to Jack Davis, Jr.; thence, N 66°43'31" E, 1515.54 feet, to the point of beginning, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated October 2, 2015.

For informational purposes only: prior deed references subject property to contain 26.67 acres, more or less.

The above described tract of land may be found on Tax Map 12 , Parcel 48, in the Tax Assessor's Office for Davidson County, Tennessee.

Being the same property conveyed to Trailmont Park, Inc., a Tennessee corporation by deed from Beverly W. Trotter and husband, Welbon Trotter, dated July 15, 1988, recorded, of record in Book 7600, Page 878, Register's Office for Davidson County, Tennessee. By Amendment to its Corporate Charter filed in the office of the Secretary of State for the State of Tennessee on January 30, 1996 and of record in Book 9931, page 504, Register's Office for Davidson County, Tennessee, Trailmont Park, Inc. changed its corporate name to Northfork Properties, Inc.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as Map and Parcel 12-48 on Springfield Highway, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said 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 my hand this 9th day of October, 2015.

Northfork Properties, Inc., successor in interest to Trailmont Park, Inc.

By: _____

Name: STEPHEN A. McCLANAHAN

Title: SEC. / TRES.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Stephen A. McClanahan**, 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, and who further acknowledged that he is the **Secretary/Treasurer** of **Northfork Properties, Inc.**, the within named bargainor, and that he is authorized by **Northfork Properties, Inc.**, to execute this instrument on its behalf.

Witness my hand in Mt. Juliet, TN, this 9th day of October, 2015.

Notary Public

My Commission expires: 12-27-15

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.