BILL GARRETT, Davidson County
Trans:T20150098835 DEEDWARR
Recvd: 11/20/15 09:23 3 pgs
Fees:18.00 Taxes:251.60
20151120-0117809

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0910HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00.

Affiant

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of November, 2015.

Notary Public
Commission Expires: 11/20/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nashville Concrete, LLC P.O. Box 752 Gallatin, TN 37066	OWNER	01800001300

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Mary Lou Mercer and Leon Irwin as the devisees of the Estate of Annie Lee Mercer

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nashville Concrete, LLC

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:

Beginning at a point on the southerly margin of Old Springfield Pike at the intersection of the same and a point in the western boundary line of the property conveyed to E. D. Dirting, et al, of record in Book 2023, Page 221, Register's Office for said County; thence with said Dirting, et al, western boundary line, crossing Mansker Creek, south 27 degrees East 699 feet; thence continuing with said Dirting line, north 53 degrees east 29 feet to the westerly margin of Old Springfield Pike; thence with the same, south 28 degrees 15 minutes east 318 feet to the northeast corner of the property conveyed to Billy Hitt, of record in Book 3182, Page 18, said Register's Office; with said Hitt's northern boundary line, South 41 degrees 50 minutes west 306 feet; thence north 87 degreees 30 minutes west 286 feet to the easterly right-of-way line of the L & N Railroad; thence with the same, around a curve having a radius of 4,192 feet, northwesterly 803 feet, and continuing with the same, north 8 degrees 20 minutes west 383 feet to the southerly margin of Old Springfield Pike; thence with the same, south 86 degrees 15 feet East 126 feet and continuing with the same, around a curve having a radius of 210 feet, southeasterly 112.9 feet, more or less, to the beginning conatining 10.7 acres more or less.

Being the same property conveyed to Annie Lee Porter Mercer from Lyle Ivan Mercer by Final Divorce Decree dated 8/29/77 recorded 10/13/77, of record in Book 5208, Page 493, Register's Office for Davidson County, Tennessee. Annie Lee Mercer having since dies September 10, 2015, devising the property to Marcy Lou Mercer and Leon Irwin by Will, Probate Docket No. 15P1695, Circuit Court of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 7805 Springfield Pike, 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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of November, 2015.

The Estate of Annie Lee Mercer

~~Leon Irwin, devisee~~

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leon Irwin as devisee of The Estate of Annie Lee Mercer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 13th day of November, 2015.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 10-18-16

Dated this the 13th day of November, 2015.

The Estate of Annie Lee Mercer

Mary Lou Mercer

Mary Lou Mercer, devisee

STATE OF COLORADO
COUNTY OF DENVER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Lou Mercer as devisee of The Estate of Annie Lee Mercer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at DENVER, Colorado this 13th day of November, 2015.

Notary Public
My Commission Expires: 09/18/2019

HUNTER JAMES GLICK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154037265
MY COMMISSION EXPIRES 09/18/2019

(Notary Seal)