Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1781

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st 3rd day of December, 2015

Notary Public
Commission Expires: _____

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jack Louis Jakobik, Jr. 8060 Old Pond Creek Rd. Pegram, TN 37143	~~Same~~ owner: 4308 Pond Creek Rd Pegram, TN 37143	11300011400

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,

Larry R. Cantrell and wife, Adriana C. Cornado

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

Jack Louis Jakobik, Jr. and wife, Gina E. Jakobik

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Cheatham~~ *Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A"

Being the same property conveyed to Larry R. Cantrell and wife, Adriana C. Cornado by QuitClaim Deed from Henry Eldridge Bennett dated 5/14/15 and recorded 05/14/15 of record in Instrument No. 20150414-0044398, said Register's Office.

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 improved property known as: 8060 Old Pond Creek Rd., Pegram, TN 37143.

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.

Davidson County DEEDWARR
Recvd: 12/07/15 14:48 5 pgs
Fees:28.00 Taxes:188.70
20151207-0123169

3rd ee

Dated this the ~~1st~~ day of December, 2015.

Larry R. Cantrell

Adriana C. Cornado by Jack M. Welch, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Larry R. Cantrell** 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.

3rd Witness my hand and official seal at Brentwood, Tennessee this ~~1st~~ day of December, 2015.

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

(Notary Seal)

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 3 day of December, 2015, before me personally appeared Jack M. Welch to me known to be the person who executed the foregoing instrument on behalf of Adriana C. Coronado, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Adriana C. Coronado.

Witness my hand and official seal at Brentwood, Tennessee, this 3 day of December, 2015

Notary Public

Commission Expires:

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

CERTIFICATION
I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated ~~according to law~~.

STATE OF TENNESSEE
COUNTY OF Davidson
On this 7 day of December, 2015, personally appeared before me, a notary public for this county and state, Christie Cannon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

Exhibit A
Legal Description

SURVEYORS DESCRIPTION
A PORTION OF THE
HENRY E. BENNETT, ET UX PROPERTY
OLD POND CREEK ROAD
PART OF PARCEL ID# 11300011400
DEED BOOK 9017, PAGE 728-R.O.D.C., TN.
35TH COUNCIL DISTRICT
PEGRAM, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND IN THE 35TH COUNCIL DISTRICT OF PEGRAM, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE EDITH MAXINE HILL PROPERTY AS OF RECORD IN INSTRUMENT NO. 200901210005157-R.O.D.C., TN. THE JAMES E. & JANIE RUSH PROPERTY AS OF RECORD IN DEED BOOK 11170, PAGE 233-R.O.D.C., TN. AND THE DONALD W. & EMILY S. CHOATE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201110140079953-R.O.D.C., TN. BOUNDED ON THE SOUTH AND EAST BY THE REMAINING PORTION OF THE HENRY E. BENNETT, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9017, PAGE 728-R.O.D.C., TN. BOUNDED ON THE WEST BY THE ALLYSON KREBS PROPERTY AS OF RECORD IN INSTRUMENT NO. 200408090095461-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF OLD POND CREEK ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE ALLYSON KREBS PROPERTY AS OF RECORD IN INSTRUMENT NO. 200408090095461-R.O.D.C., TN. THENCE, NORTH 89 DEGREES 05 MINUTES 04 SECONDS EAST, 102.97 FEET TO A POINT;

THENCE, NORTH 34 DEGREES 08 MINUTES 32 SECONDS EAST, 169.28 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, A COMMON LINE WITH THE ALLYSON KREBS PROPERTY AS OF RECORD IN INSTRUMENT NO. 200408090095461-R.O.D.C., TN. NORTH 34 DEGREES 08 MINUTES 32 SECONDS EAST, 12.20 FEET TO AN IRON PIN SET;

THENCE, NORTH 15 DEGREES 05 MINUTES 10 SECONDS EAST, 463.65 FEET TO AN IRON PIPE FOUND;

THENCE, NORTH 70 DEGREES 04 MINUTES 13 SECONDS EAST, 373.50 FEET TO A 24" OAK TREE;

THENCE, A COMMON LINE WITH THE JAMES E. & JANIE RUSH PROPERTY AS OF RECORD IN DEED BOOK 11170, PAGE 233-R.O.D.C., TN. NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST, 148.50 FEET TO A POINT;

THENCE, FOLLING THE AFOREMENTIONED PROPERTY AND A COMMON LINE WITH THE DONALD W. & EMILY S. CHOATE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201110140079953-R.O.D.C., TN. SOUTH 74 DEGREES 21 MINUTES 00 SECONDS EAST, 231.00 FEET TO AN IRON PIN SET;

THENCE SEVERING THE PARENT TRACT, SOUTH 53 DEGREES 38 MINUTES 44 SECONDS WEST, 835.61 FEET TO AN IRON PIN SET;

THENCE, WITH AN EXISTING FENCE LINE, SOUTH 88 DEGREES 17 MINUTES 01 SECONDS WEST, 102.17 FEET TO A POINT;

THENCE, SOUTH 71 DEGREES 43 MINUTES 50 SECONDS WEST, 78.44 FEET TO THE POINT OF BEGINNING.

CONTAINING, 232,649 sq.ft. or 5.34 Acres, more or less.

Prepared by:
Brian McCain, P.L.S. #2256
Southern Precision Land Surveying, Inc.
P.O. Box 220
Pegram, TN 37143-0220
File No. 15-0582

INGRESS/EGRESS, PRIVATE WATER LINE & UTILITY EASEMENT

BEING A 50' INGRESS/EGRESS AND UTILITY EASEMENT SERVING THE AFOREMENTIONED PROPERTY. BEGINNING AT A POINT IN THE EASTERLY MARGIN OF OLD POND CREEK ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE ALLYSON KREBS PROPERTY AS OF RECORD IN INSTRUMENT NO. 200408090095461-R.O.D.C., TN. AND BEING THE NORTHWEST CORNER OF THE HEREIN EASEMENT BEING DESCRIBED;

THENCE, LEAVING SAID EASTERLY MARGIN OF OLD POND CREEK ROAD, A COMMON LINE WITH THE ALLYSON KREBS PROPERTY AS OF RECORD IN INSTRUMENT NO. 200408090095461-R.O.D.C., TN. NORTH 89 DEGREES 05 MINUTES

04 SECONDS EAST, 102.97 FEET;

THENCE, NORTH 34 DEGREES 08 MINUTES 32 SECONDS EAST, 169.28 FEET;

THENCE, NORTH 71 DEGREES 43 MINUTS 50 SECONDS EAST, 78.44 FEET;

THENCE, NORTH 88 DEGREES 17 MINUTES 01 SECONDS EAST, 2.65 FEET;

THENCE, SOUTH 34 DEGREES 08 MINUTES 32 SECONDS WEST, 258.99 FEET;

THENCE, SOUTH 89 DEGREES 04 MINUTES 13 SECONDS WEST, 186.56 FEET TO A POINT IN THE EASTERLY MARGIN OF OLD POND CREEK ROAD AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 2 DEGREES 10 MINUTES 27 SECONDS, A RADIUS OF 216.04 FEET, A LENGTH OF 8.20 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 47 DEGREES 07 MINUTES 39 SECONDS EAST, 8.20 FEET;

THENCE, CONTINUING WITH SAID MARGIN, NORTH 48 DEGREES 12 MINUTES 52 SECONDS EAST, 68.10 FEET TO THE POINT OF BEGINNING.

CONTAINING, 17,982 sq.ft., more or less.