WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/3/2018

(AFFIX SEAL)

DANIEL L WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brady James and wife, Deanna James	Brady James (NAME)	00900000200
916 Fowler Street (ADDRESS)	916 Fowler Street (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Cathey Mitchell, Wanda Boyte, James "Dennis" Sterry, and Thomas A. Sterry, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brady James and wife, Deanna James, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION AND DERIVATION OF TITLE. INCLUDED WITH THIS CONVEYANCE IS AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES TO JACKMAN ROAD WHICH IS PARTICULARLY SET OUT ON EXHIBIT "B."

GRANTEES ARE RESPONSIBLE FOR ANY AND ALL "ROLL BACK" TAXES AS A RESULT FOR SAID PROPERTY BEING ASSESSED IN GREENBELT.

GRANTEES TO MAKE APPLICATION FOR GREENBELT AS SOON AS THIS DEED IS RECORDED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8196 Jackman Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 15th day of January, 2016.

BILL GARRETT, Davidson County
Trans:T20160005322 DEEDWARR
Recvd: 01/20/16 14:01 4 pgs
Fees:23.00 Taxes:481.00
20160120-0005858

WARRANTY DEED
(Continued)

Cathey Mitchell

Wanda Boyte

James "Dennis" Sterry

Thomas A. Sterry

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cathey Mitchell, Wanda Boyte, James "Dennis" Sterry, and Thomas A. Sterry, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of January, 2016.

Notary Public

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

EXHIBIT A – Legal Description and Derivation of Title

Beginning at an angle iron (old), a common corner of a tract of land which belongs to Judith C. Brinley, having a deed reference in Instrument No. 20060913-0113399, RODCT, and a tract of land which belongs to Hunter Industrial Services, having a deed reference in Instrument No. 20091116-0105575, RODCT, said angle iron being located from an iron rod (old), in the northerly margin of Jackman Road, a common corner of said tract of land which belongs to Judith C. Brinley, and a tract of land which belongs to James L. Collier, having a deed reference in Instrument No. 20030109-0004143, RODCT,
N 31°32'42" W, 500.84 feet;
thence, N 85°36'51" W, 516.64 feet, **to the point of beginning,** the southwest corner of this tract and continuing, as follows:
N 08°30'43" E, 880.58 feet to an iron pin (old), a common corner of said tract of land which belongs to Hunter Industrial Services, and a tract of land which belongs to Kelly B. Gupton, having a deed reference in Instrument No. 20040202-001246, RODCT;
thence, S 85°41'36" E, 956.52 feet to a concrete monument (old), in the southerly boundary of said tract of land which belongs to Kelly B. Gupton, a corner of a tract of land which belongs to James Dennis Sterry, having a deed reference in Deed Book 5378, Page 480, RODCT;
thence, S 04°36'59" W, 250.00 feet to an iron pin (old), a corner of said tract of land which belongs to James Dennis Sterry;
thence with a new line, as follows:
N 85°30'57" W, 120.40 feet to an iron pin (new);
thence, S 00°07'58" W, 591.00 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to James L. Collier;
thence with the boundary of said tract of land which belongs to James L. Collier, as follows:
N 85°36'51" W, 425.67 feet to an iron pin (old);

thence, S 04°23'09" W, 40.46 feet to an iron pin (old), a common corner of said tract of land which belongs to James L. Collier, and said tract of land which belongs to Judith C. Brinley;
thence, N 85°36'51" W, 516.64 feet, to the point of beginning, containing **18.12 acres,** 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 August 3, 2015.

BEING part of the same property conveyed to J. C. Sterry and wife, Charlene Sterry by deed from J. A. Sterry of record in Book 2242, Page 146, RODCT. J. C. Sterry having predeceased Charlene Sterry. Charlene Sterry, being the same person as Charlene Cripps Sterry since died testate and by will admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 14P-65, devised said property to Cathey Mitchell, Wanda Boyte, James "Dennis" Sterry, and Thomas A. Sterry.

EXHIBIT B – Easement

Conveyed with the within property is a perpetual easement for ingress, egress and public utilities to Jackman Road particularly described as follows:

Beginning at an iron rod (old) in the northerly margin of Jackman Road, the southeast corner of a tract of land which belongs to Judith C. Brinley, having a deed reference in Instrument No. 20060913-0113399, RODCT, the southwest corner of this easement, and continuing, as follows: N 31°32'42" W, 390.07 feet to a point in the easterly boundary of said tract of land which belongs to Judith C. Brinley; thence with a new line, N 04° 23'09" E, 130.15 to a point in the southerly boundary of a tract of land which belongs to J. C. Sterry, having a deed reference in Deed Book 2244, Page 146, RODCT; thence, S 85°36'51" E, 20.00 feet to a point in the southerly boundary of said tract of land which belongs to J. C. Sterry: thence with a new line, as follows: S 04°23'09" W, 99.34 feet; thence with a curve to the left, having a radius of 75.00 feet, an arc distance of 47.03 feet, and a chord bearing and distance of S 13°34'46" E, 46.27 feet, thence, S 31°32'42" E, 310.87 feet; thence S 68°24'22" E, 66.47 feet to a point in the northerly margin of Jackman Road; thence S 63°01'00" W, 60.06 feet to the point of beginning, containing 0.26 acres, 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 August 3, 2015.

Being the same Easement conveyed to Cathey Mitchell, Wanda Boyte, James "Dennis" Sterry, and Thomas A. Sterry by Deed of Easement from James L. Collier, which is being placed of record simultaneously herewith.