This Instrument Prepared By:
mail: **Athens Title & Escrow LLC**
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
David Billings
9500 Highway 96
Franklin, Tennessee 37064

MORTGAGEE

SEND TAX BILL TO:
Owner

MAP 178
GROUP 00 0
PARCEL 050.00 & 080.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Samuel Cavanaugh and wife, Deborah Cavanaugh** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **David Billings and Coleen Billings**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:

Tax Map 178 00 0 050.00

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 178, ASSESSOR'S OFFICE AND LYING IN METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED IN GENERAL BY STATE HIGHWAY 96 ON THE SOUTH; KENNETH E. VARGAS ON THE WEST; STEPHENSON'S 10 ACRES DIVISION ON THE NORTH; STEPHENSON'S 2.11 ACRES DIVISION AND KIMBERLY RICHEY ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE R.O.W. MONUMENT ON THE NORTH MARGIN OF STATE HIGHWAY 96, THE SOUTHEAST CORNER OF KENNETH E. VARGAS (REF. DEEDBOOK 11552, PAGE 430 R.O.D.C.) THENCE LEAVING STATE HIGHWAY 96 AND WITH VARGAS' EAST LINE N 31 ° 25' 49" E 879.36' TO AN IRON PIN SET THIS SURVEY;

THENCE LEAVING VARGAS AND WITH A NEW LINE OF STEPHENSON'S 10.00 ACRE TRACT, S 77° 30' 06" E 296.24' TO AN IRON PIN SET THIS SURVEY, THE NORTHWEST CORNER OF STEPHENSON'S 2.11 ACRE TRACT; THENCE WITH THE WEST LINE OF SAID 2.11 ACRE TRACT, WITH NEW LINES S 44° 21' 55" W 582.81' TO AN IRON PIN SET; THENCE S 50° 52' 11" E 125.00' TO AN IRON PIN SET IN THE WEST LINE OF KIMBERLY RICHEY (REF. DEEDBOOK 10715 PAGE 54 R.O.D.C.); THENCE LEAVING THE 2.11 ACRE TRACT AND WITH RICHEY'S WEST LINE S 31° 07' 49" W 392.76' TO A WOOD CORNER FENCE POST ON THE NORTH MARGIN OF STATE HIGHWAY 96; THENCE LEAVING RICHEY AND WITH THE NORTH MARGIN OF SAID HIGHWAY N 50° 54' 05" W 177.11 TO AN EXISTING CONCRETE R.O.W. MONUMENT; THENCE N 65° 14' 16" W 102.33' TO THE POINT OF BEGINNING, CONTAINING 5.05 ACRES, MORE OR LESS.

BILL GARRETT, Davidson County
Trans:T20160042948 DEEDWARR
Recvd: 05/23/16 10:40 4 pgs
Fees:23.00 Taxes:869.50
20160523-0051210

THE ABOVE TRACT IS SUBJECT TO A 25' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING FROM STATE HIGHWAY 96 THROUGH THE ABOVE TRACT TO THE SOUTH LINE OF STEPHENSON'S 2.11 ACRE TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT A WOOD CORNER POST ON THE NORTH MARGIN OF STATE HIGHWAY 96, THE SOUTHWEST CORNER OF KIMBERLY RICHEY (REF. DEEDBOOK 10715 PAGE 54 R.O.D.C.) THENCE LEAVING RICHEY AND WITH THE NORTH MARGIN OF STATE HIGHWAY 96, N 59° 54' 05" W 19.00' TO A POINT IN THE CENTER OF A 25' INGRESS-EGRESS AND UTILITY EASEMENT; THENCE LEAVING STATE HIGHWAY 96 AND WITH THE CENTER OF SAID EASEMENT N 22° 59' 34" E 94.05 TO A POINT; THENCE N 16° 09' 53" E 310.53 TO A POINT IN THE SOUTH LINE OF STEPHENSON'S 2.11 ACRE TRACT, LOCATED S 58° 52' 11" E 12.50' FROM SAID 2.11 ACRE TRACTS SOUTHWEST CORNER.

Tract 2:

Tax Map 178 00 0 080.00

Being a tract of land as shown on Property Map 178, Assessor's Office and lying in Metropolitan Nashville, Davidson County, Tennessee, bounded in general by James D. Stephenson's 5.05 acre tract on the south and west; Stephenson's 10 acre division on the north; Jerry D. Wise and Kimberly Richey on the east more particularly described as follows:

Beginning at an iron pin set on the west line of Kimberly Richey (Ref. Deed Book 10715, page 54 R.O.D.C.), located N 31 degrees 07 minutes 49 seconds E 392.76 feet from a wood corner fence post on the north margin of State Highway 96 (Richey's southwest corner), thence leaving Richey and with James D. Stephenson's 5.05 acre tract, N 58 degrees 52 minutes 11 seconds W 125.00 feet to an iron pin set; thence N 44 degrees 21 minutes 55 seconds E 581.81 to an iron pin set in the south line of Stephenson's 10.00 acre tract; thence with said 10.00 acre tract S 77 degrees 30 minutes 06 seconds E 277.99 feet to an iron pin set in the West line of Jerry D. Wise (Ref. Instrument # 20010604 Page 57762 R.O.D.C.), thence leaving Stephenson's 10.00 acre tract and with Wise's west line S 31 degrees 02 minutes 29 seconds W 267.88 feet to an existing iron pin, the northeast corner of the aforementioned Kimberly Richey; thence leaving Wise and with Richey's north and west lines N 56 degrees 24 minutes 08 seconds W 272.52 feet to an existing iron pin; thence S 31 degrees 07 minutes 49 seconds W 400.00 feet to the point of beginning, containing 2.11 acres, more or less, and being a portion of James D. Stephenson property as record in Instrument # 19991222 page 306065, Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated September 24, 2002.

Together with a 25 foot ingress-egress and utility easement running from State Highway 96 through Stephenson's 5.05 acre tract to the south line of the above tract described as follows:

Commencing at a wood corner post on the north margin of State Highway 96, the southwest corner of Kimberly Richey (Ref. Deed Book 10715, page 54 R.O.D.C.) thence leaving Richey and with the north margin of State Highway 96, N 59 degrees 54 minutes 05 seconds W 19.00 feet to an point in the center of a 25 foot ingress-egress and utility easement; thence leaving State Highway 96 and with the center of said easement N 22 degrees 59 minutes 34 seconds E 94.05 feet to a point; thence N 16 degrees 09 minutes 53 seconds E 310.53 feet to a point in the south line of Stephenson's 2.11 acres tract, located S 58 degrees 52 minutes 11 seconds E 12.50 from the above tract's southwest corner.

Description Reference: Described according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated September 24, 2002.

Being the same property conveyed to Samuel A. Cavanaugh and Deborah Cavanaugh by deed from James D Stephenson dated October 29, 2002 and recorded in Instrument No. 20021101-0134358 & Instrusment No. 20030930-0144271 said Register's Office.

Sam Cavanaugh and Samuel Cavanaugh being one in the same person.
Debbie Cavanaugh and Deborah Cavanaugh being one in the same person.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

Pursuant to Tenn Code Ann 660240121(a), the legal description was prepared from the boundary survey identified.

Said property is transferred subject to the following matters:

1. Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress therein.

2. Subject to Tennessee Code Title 46-8-101, Family Burial Grounds protection as to grave burial site located on said tract herein described.

3. Property is subject to all matters affecting said premises as contained in Deed Containing Ingress and Egress to a cemetery, and recorded Inst. No. 19991222-0306065, Register's Office for Davidson County, Tennessee.

4. Property is subject to all matters affecting said premises as contained in Perpetual Easement for Highway Purposes, and recorded Book 4333, page 869, Register's Office for Davidson County, Tennessee.

5. Note as to Tract 1: Per statement in previous deed of record, This tract is an illegal parcel and cannot be used as a building site, in accepting this conveyance grantee acknowledges receipt of this information.

6. 2016 taxes and subsequent years.

7. Any and all restrictions, conditions, and easements of record.

This is improved property known as 9500 Highway 96, Franklin, Tennessee 37064.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David Billings and Coleen Billings, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 12th day of May, 2016.

Samuel A. Cavanaugh

Deborah Cavanaugh

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Samuel Cavanaugh and wife, Deborah Cavanaugh**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of May, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of May, 2016.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY