Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160075024 DEEDWARR
Recvd: 08/29/16 09:30 2 pgs
Fees:13.00 Taxes:185.00

20160829-0089936

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me this 17th day of August, 2016.

Notary Public
My Commission Expires: 03/03/19

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

16-0521

Address of New Owner:	Send Tax Bills to:	Tax Information:
Barbara W. Abernathy	New Owner	100-00-0
8229 Tapoco Lane		094.00
Brentwood, TN 37027		

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

Kathleen Dempsey, unmarried,

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

Barbara W. Abernathy and husband, Stephen W. Abernathy,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Beginning at an iron pin set in the southerly margin of Old Pond Creek Road; thence with the southerly margin of Old Pond Creek Road and a curve to the left, said curve having a central angle of 17 degrees 06 minutes 47 seconds, a radius of 270 feet, a length of 80.64 feet and a chord bearing a distance of South 80 degrees 20 minutes 16 seconds East 80.34 feet; thence, South 88 degrees 53 minutes 40 seconds East, 67.79 feet to the beginning of a curve to the left; thence, with said curve having a central angle of 21 degrees 27 minutes 49 seconds a radius of 553.00 feet, a length of 207.16 feet and a chord bearing a distance of North 80 degrees 22 minutes 25 seconds East, 205.95 feet; thence, continuing with said margin, North 69 degrees 38 minutes 31 seconds East 164.97 feet to an iron pin set; thence, severing the Timothy C and Suzanne E. Cox property as of record in Instrument No. 200403170030492 R.O.D.C, TN South 2 degrees 10 minutes 48 seconds West, 511.30 feet to an iron pin set; thence North 87 degrees 49 minutes 13 seconds West 501.41 feet to an iron pin set; thence North 2 degrees 10 minutes 48 seconds East 415.12 feet to the point of beginning containing 217,802 sq ft or 5.01 acres more or less. Prepared by Southern Precision Land Surveying, Inc., P.O. Box 220, Pegram, TN 37143-0220, File No. 08-0064 Brian A. McCain RLS No. 2256.

Being the same property conveyed to Kathleen Dempsey, unmarried, by deed from John L. Pearson, unmarried, dated December 5, 2012, recorded December 13, 2012, of record in Instrument No. 20121213-0114772, Register's Office for Davidson County, Tennessee.

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

This is unimproved property located at **0 Pond Creek Road, 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 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 hand this 17th day of August, 2016.

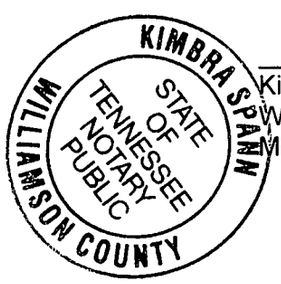
Kathleen Dempsey, by Suzanne Cox, her attorney-in-fact

Kathleen Dempsey, by Suzanne Cox, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary public in and for the aforesaid County and State, **Suzanne Cox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he/she/they is/are the **attorney-in-fact for Kathleen Dempsey** and is authorized by him/her/them to execute this instrument on his/her/their behalf.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of August, 2016.



Kimbra Spann, Notary Public
Williamson
My Commission Expires: 03/03/19