BILL GARRETT, Davidson County
Trans: T20160088070 DEEDWARR
Recvd: 10/06/16 10:24 2 pgs
Fees: 13.00 Taxes: 1202.50
20161006-0105729

WARRANTY DEED

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2016-593

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of October, 2016.

(Affix Seal) Notary Public
My Commission Expires: 6-30-219

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gulf Front Investment, LLC 107 Chatfield Way Franklin, TN 37067	SAME	050.00-0-003.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Ronnie C. Dismang and Elizabeth Elaine Dismang, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Gulf Front Investment, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 3501 Trail Hollow Lane, Town of Whites Creek, Davidson County, State of Tennessee, said premises being further described as follows:

Land in the 12th, formerly 21st, Civil District of said County and State, lying and being on the being on the North side of Brick Church Lane, formerly known as Map 50, Parcel 101, and now being part of Map 50, Parcel 3.

Said part of said Parcel 3 fronts 100 feet on the North side of Brick Church Lane and runs back between parallel lines 250 feet to a dead line in the rear.

AND

Land in the 12th, formerly the 21st Civil District of said County and State described as follows: Beginning in the center of Brick Church Lane at the Southwest corner of the property conveyed to games Ewing Woodson, and wife, by deed from E. D. Wells and wife, of record in Book 2154, Page 53, Register's Office for said County; thence with said Woodson's Westerly boundary line, North 1 degree 30 minutes East 275 feet to said Woodson's Northwest corner; thence South 89 degrees 26 minutes East 348 feet; thence North 12 degrees 35 minutes East 640.5 feet; thence North 89 degrees 50 minutes East 682 feet; thence South 1 degree 30 minutes West 904 feet to the center of said Lane; thence with same, South 89 degrees 26 minutes East 200 feet to the beginning.

Included in the above described property but excluded therefrom is that portion (the following described two parcels) having been conveyed to the State of Tennessee of record in Book 4626, Page 796, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Parcel No. 1: Beginning at a point in Lewis Gaines' Westerly boundary line at Herman Cobb's Northeast corner; thence with Berman Cobb's North boundary line Westwardly 300 feet. more or less, to a point which is 190 feet Westerly from Centerline Station 108 + 45 of proposed 1-24; thence North 22 degrees 07 minutes 49 seconds East 283 feet, more or less, Southwardly 90 feet, more or less, Eastwardly 111 feet, more or less, and South 17 degrees 47 minutes West 542 feet, more or less, to the point of beginning.

Parcel No. 2: Beginning at a point in the North margin of Brick Church Lane, said point being Leila R. Duke's Southeast corner; thence with Duke's line Northwardly 20 feet to a point on a curved line which has a radius of 20 feet; thence with said curved line Southeastwardly 31.4 feet, more or less, to a point in the North margin of said lane; thence with said margin Westwardly 20 feet to a point of beginning.

Included in the above described property but excluded therefrom is that portion baying been conveyed to H. T. Cobb, Sr., Trustee with full and complete power of sale, by deed of record in Book 4884, Page 742, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Being in the 12th, formerly the 21st civil District of said County and state. Lying and beingoan the north side of Brick Church Lane. Said property fronts 100 feet on the North side of Brick Church Lane and runs back between parallel lines 250 feet to a dead line in the rear.

Being the same property conveyed to Ronnie C. Dismag and wife, Elizabeth Elaine Dismang from Joe L. Wall and Mike Suggs by Warranty Deed dated February 17, 2004 and recorded February 18, 2004 in Instrument Number 20040218-0018746, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3501 Trail Hollow Lane, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 5th day of October, 2016

Ronnie C Dismang
Ronnie C. Dismang

Elizabeth Elaine Dismang
Elizabeth Elaine Dismang

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Ronnie C. Dismang and Elizabeth Elaine Dismang, the 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 5th day of October, 2016.



Notary Public
My Commission Expires: 6-30-2019