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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160099791 DEEDWARR
Recvd: 11/10/16 14:27 2 pgs
Fees:13.00 Taxes:333.00
20161110-0119261

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Old Hickory Cabin Trust II	Old Hickory Cabin Trust II	P/O 038000108.00
(NAME) c/o FBMM 2300 Charlotte Avenuem Suite 103, P. O. Box 340020	(NAME) c/o FBMM 2300 Charlotte Avenuem Suite 103, P. O. Box 340020	
(ADDRESS) Nashville, TN 37203-0020	(ADDRESS) Nashville, TN 37203-0020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jennifer A. Casale,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Old Hickory Cabin Trust II,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being land lying in the 1st District, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin (0) in the southeast corner of a tract owned by Joe E. Vick ETUX as of record in instrument #200602090016218 R.O.D.C., TN., and being the southwest corner of this tract, THENCE: with Vick, N 22 deg 01 min 38 sec E, 1138.13' to an iron pin in driveway, THENCE: with driveway next 5 calls, S 24 deg 31 min 51 sec E, 66.70' to an iron pin (0), THENCE: S 20 deg 51 min 58 sec E, 104.72' to an iron pin (0), THENCE: S 33 deg 13 min 46 sec E, 53.56' to an iron pin (0), THENCE: S 57 deg 13 min 55 sec E, 50.03' to an iron pin (0), THENCE: S 67 deg 55 min 17 sec E, 32.25' to an iron pin (0), THENCE: leaving said driveway, and with westerly line of W. Michael Milom Trustee, as of record in instrument #200410200096311 R.O.D.C., TN., S 01 deg 28 min 57 sec W, 345.28' to an iron pin (o), THENCE: S 58 deg 26 min 53 sec E, 144.70' to an iron pin (0). THENCE: S 06 deg 54 min 21 sec W, 611.56' to an iron pin (0), THENCE: S 29 deg 53 min 09 sec E, 150.0' to a new iron pin, THENCE: with a new line, N 71 deg 13 min 35 sec W, 669.17' to point of beginning containing 12.02 acres more or less as per a survey by Crenshaw Land surveying RLS #2395 dated 7/15/2016.

Being part of the same property conveyed to Jennifer Casale and husband, Jonathan Rodgers by deed dated November 20, 2009 from Donald W. Wilkes and wife, Nancy G. Wilkes of record in Instrument No. 20091130-0109436, Register's Office for Davidson County, Tennessee. Thereafter the said Jonathan Rodgers being one and the same as Jonathan W. Rodgers conveyed his interest to Jennifer Casale being one and the same as Jennifer A. Casale by deed dated October 24, 2011 of record in Instrument No. 20120404-0028577, said Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 0 Eatons Creek Road, Nashville, TN 37218
(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 hands this 9th day of November, 2016.

Jennifer Casale by Leslie Stephens as attorney-in-fact

Jennifer Casale
By: Leslie Stephens as Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Leslie Stephens** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Jennifer Casale** as her Attorney-In-Fact, as her free act and deed.

WITNESS my hand and seal this 9th day of November, 2016.

Notary Public J. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Ziegler

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN