BILL GARRETT, Davidson County
Trans:T20170002787 DEEDWARR
Recvd: 01/11/17 10:15 5 pgs
Fees:28.00 Taxes:582.75
20170111-0003112

This Instrument Prepared By:
R. Francene Kavin, Attorney
Bottorff & Kavin, PLC
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kyle Justin Farrar
8514 Old Charlotte Pk.
Pegram, TN 37143

SEND TAX BILL TO:
Mortgage Investors Group
8320 E. Walker Springs Ln.
Ste. 200
Knoxville, TN 37923

MORTGAGEE:
Mortgage Investors Group
832 E. Walker Springs Ln.
Ste. 200
Knoxville, TN 37923

Map 112
Parcels 7.00 and 111.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Ruggles, Fred Gaines, both Individually and as Administrator for the Estate of Sammie G. Gaines, Deceased, and Robert Gaines,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Kyle J. Farrar, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Being a portion of the same property conveyed to James Ruggles and Sammie James by Warranty Deed dated July 13, 2001, from Jesse Walter Gill, unmarried, of record in Instrument #20010718-0076265, Register's Office of Davidson County, Tennessee. The said Sammie James died intestate on June 21, 2014, a resident of Prentiss County, Mississippi, survived by two brothers, Fred Gaines and Robert Gaines, and one sister, Lillian Gaines. The said Lillian Gaines died testate on November 17, 2015, and by the terms of her Last Will and Testament of record in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15-P-1058, she devised her interest in the above property to her brother, Fred Gaines.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **8514 Old Charlotte Pike, Pegram, Tennessee 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 GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 29th day of **December, 2016.**

James Ruggles

Fred Gaines, Both Individually and as Administrator for the Estate of Sammie G. Gaines, Deceased

Robert Gaines

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Fred Gaines, both Individually and as Administrator for the Estate of Sammie G. Gaines, Deceased, and Robert Gaines,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 10/31/2020

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James Ruggles,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 10/31/2020

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $157,500.00.

AFFIANT

Subscribed and sworn to before me on this 30 day of December, 2016.

NOTARY PUBLIC

My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017

File #16120056

Exhibit "A" - page 1 of 2

Property Description

Beginning at an iron pin on the right of way of Old Charlotte Pike, said point being the southeast corner of Parcel 6 on Davidson county Tax Map 112 and the southwest corner of herein described property;

Thence N 09 deg 00 min 00 sec E 1128.95 feet to an axle;

Thence N 85 deg 52 min 08 sec W 298.30 feet to an iron pin;

Thence N 26 deg 03 min 19 E 507.40 feet to an iron pin;

Thence S 89 deg 00 min 19 sec E 242.99 feet to an iron pin;

Thence N 22 deg 46 min 42 sec E 180.02 feet to an iron pin;

Thence S 86 deg 07 min 53 sec E 20.09 feet to an iron pin;

Thence S 85 deg 45 min 41 sec E 51.02 feet to an iron pin;

Thence S 02 deg 20 min 37 sec W 487.92 feet to an iron pin;

Thence S 04 deg 28 min 09 sec W 643.12 feet to a pipe;

Thence S 01 deg 38 min 31 sec W 152.97 feet to a concrete monument;

Thence S 16 deg 58 min 30 sec W 381.50 feet to an iron pin;

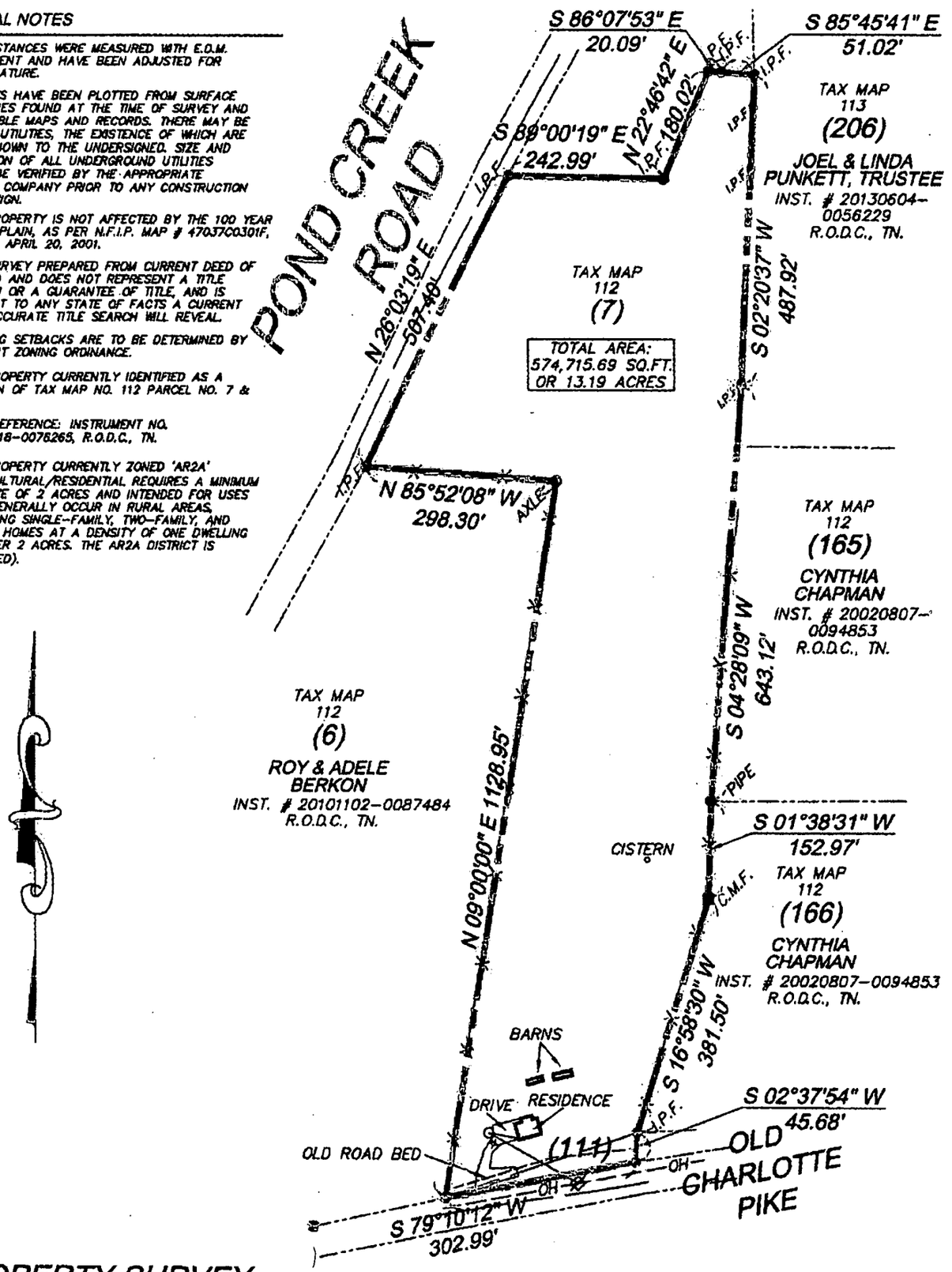
Thence S 02 deg 37 min 54 sec W 45.68 to an iron pin on the right of way of Old Charlotte Pike;

Thence with right of way of Old Charlotte Pike S 79 deg 10 min 12 sec W 302.99 feet to the point of beginning containing 13.19 acres.

Exhibit "A" - Page 2 of 2

GENERAL NOTES

1. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2. UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR DESIGN.
3. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN, AS PER N.F.I.P. MAP # 47037C0301F, DATED: APRIL 20, 2001.
4. THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
5. BUILDING SETBACKS ARE TO BE DETERMINED BY CURRENT ZONING ORDINANCE.
6. THIS PROPERTY CURRENTLY IDENTIFIED AS A PORTION OF TAX MAP NO. 112 PARCEL NO. 7 & 111.
7. DEED REFERENCE: INSTRUMENT NO. 20010718-0076265, R.O.D.C., TN.
8. THIS PROPERTY CURRENTLY ZONED 'AR2A' (AGRICULTURAL/RESIDENTIAL REQUIRES A MINIMUM LOT SIZE OF 2 ACRES AND INTENDED FOR USES THAT GENERALLY OCCUR IN RURAL AREAS, INCLUDING SINGLE-FAMILY, TWO-FAMILY, AND MOBILE HOMES AT A DENSITY OF ONE DWELLING UNIT PER 2 ACRES. THE AR2A DISTRICT IS INTENDED).



PROPERTY SURVEY

I HEREBY CERTIFY TO FIRST AMERICAN TITLE INSURANCE COMPANY AND PREMIER ESCROW, LLC THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE UNDER THE AUTHORITY OF TCA 62-18-126, AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.

BY: _____

DAVID P. BRACKMAN R.L.S.# 1684

DAVID P. BRACKMAN — REGISTERED LAND SURVEYOR — TENNESSEE NO. 1684

OWNER: JAMES RUGGLES & SAMMIE JAMES

PROPERTY LOCATED: 8514 OLD CHARLOTTE PK

PEGRAM, DAVIDSON COUNTY, TENNESSEE

PROPERTY: BEING LOCATED ON OLD CHARLOTTE PIKE AND POND CREEK ROAD

RECORDED: INST. # 20010718-0076265, R.O.D.C., TN.

SCALE: 1" = 200'

DATE: DECEMBER 13, 2016

BRACKMAN LAND SURVEYING

1707 Gale Ln.
Nashville, TN 37212

PH (615) 476-8107
FAX (615) 298-2605
Email: dbrack@bellsouth.net

FILE NO. 16074