BILL GARRETT, Davidson County
Trans:T20170004472 DEEDWARR
Recvd: 01/17/17 15:47 12 pgs
Fees:63.00 Taxes:222.00
20170117-0005040

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
CARRIE LEIGH HARDY
c/o James Bryan Lewis, attorney
214 2nd Ave N Suite 103
Nashville TN 37201

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP 18 PARCEL 35.00 P/O

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIXTY THOUSAND AND NO/100 ($60,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **JOEL H. McCLANAHAN**, have this day bargained and sold and by these presents do hereby transfer and convey unto **CARRIE LEIGH HARDY**, her heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

SEE ATTACHED EXHIBIT 'A' FOR DESCRIPTION

BEING the same property conveyed to Joel H. McClanahan by deed of record in Instrument 20081007-0101756, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, her heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above-described tracts or parcels of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2016 real estate taxes, applicable zoning and building regulations and permits and all visible easements and Restrictions as referred to herein above.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tracts or parcels of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever

WITNESS my hand this the 10th day of ~~December~~ January, ~~2016.~~ 2017.

JOEL H. McCLANAHAN

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOEL H. McCLANAHAN, the bargainor, 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 at Gallatin, Tennessee on this the 10th day of ~~December~~ January, ~~2016.~~ 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/6/2019

TINA L. ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires MAY 6, 2019

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$60,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 10th day of ~~December~~ January, ~~2016.~~ 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/6/2019

TINA L. ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires MAY 6, 2019

EXHIBIT A

Legal Description Tract # 2
5547 Brick Church Pike

Beginning at an iron rod in the west right of way of Brick Church Pike, also being the northeast corner of the Dickens property as described by instrument # 200305130064474, and the northwest corner of the property described hereon;

Thence, with the right of way of Brick Church Pike South 38 degrees 42 minutes 51 seconds West, a distance of 28.09 feet to an iron rod;

Thence, with the right of way of Brick Church Pike along a curve with a delta angle of 67 degrees 40 minutes 47 seconds, with a radius of 246.21 feet, a chord bearing of South 38 degrees 03 minutes 02 seconds East, a distance of 274.22 feet to an iron rod;

Thence, with the right of way of Brick Church Pike North 04 degrees 12 minutes 37 seconds West, a distance of 75.14 feet to an iron rod;

Thence, with the right of way of Brick Church Pike along a curve with a delta angle of 20 degrees 50 minutes 11 seconds, with a radius of 455.43 feet, a chord bearing of South 14 degrees 37 minutes 43 seconds East, a distance of 164.71 feet to an iron rod, also being the northwest corner of the Barnes property as described in Deed Book 9608 Page 594;

Thence, South 32 degrees 54 minutes 25 seconds West, a distance of 385.39 feet to an iron rod, also being the southeast corner of Tract 3;

Thence, with Tract 3 North 53 degrees 48 minutes 29 seconds West, a distance of 313.10 feet to an iron rod;

Thence, with Tract 3 North 09 degrees 35 minutes 41 seconds East, a distance of 240.61 feet to an iron rod;

Thence, with Tract 3 North 42 degrees 42 minutes 30 seconds East, a distance of 76.47 feet to an iron rod;

Thence, with Tract 3 North 38 degrees 42 minutes 51 seconds East, a distance of 28.09 feet to an iron rod, also being the southeast corner of the Dickens property as described by instrument # 200305130064474;

Thence, North 15 degrees 28 minutes 32 seconds East, a distance of 306.34 feet to the point of being containing 5.093 acres more or less.

Together with: 1) ingress/egress easement of record in instrument No. 20080402-0032971, Register of Deeds, Davidson County, Tennessee; and 2) a perpetual, non-exclusive ingress/egress easement running with the land as sown on the Boundary Survey of the Marchand Property dated August 22, 2008 prepared by Delle Land Surveying, 408 Nesbitt Lane, Madison, Tennessee 37115, phone 615.865.4242, both ingress/egress easements 1 and 2 more particularly described as follows:

Legal Description
20' Ingress/Egress Easement
5547 Brick Church Pike

Beginning at an iron rod in the west right of way of Brick Church Pike, also being the northeast corner of the Dickens property as described in Instrument # 200305130064474;

Thence, South 15 degrees 28 minutes 32 seconds West, a distance of 306.34 feet to a point;

Thence, South 38 degrees 42 minutes 51 seconds West, a distance of 28.09 feet to a point;

Thence, South 42 degrees 42 minutes 30 seconds West, a distance of 76.47 feet to a point;

Thence, South 09 degrees 35 minutes 41 seconds West, a distance of 240.61 feet to a point, also being the southwest corner of Tract # 2;

Thence, South 09 degrees 35 minutes 41 seconds West, a distance of 122.97 feet to a point;

Thence, South 15 degrees 48 minutes 18 seconds West, a distance of 76.51 feet to a point;

Thence, South 30 degrees 05 minutes 15 seconds West, a distance of 98.42 feet to a point;

Thence, South 39 degrees 54 minutes 02 seconds West, a distance of 71.45 feet to a point;

Thence, South 45 degrees 44 minutes 55 seconds West, a distance of 88.75 feet to a point;

Thence, South 50 degrees 59 minutes 21 seconds West, a distance of 131.50 feet to a point;

Thence, South 62 degrees 08 minutes 45 seconds West, a distance of 126.89 feet to a point;

Thence, South 18 degrees 15 minutes 35 seconds West, a distance of 288.61 feet to a point;

Thence, North 53 degrees 49 minutes 48 seconds West, a distance of 62.20 feet to a point;

Thence, North 18 degrees 15 minutes 35 seconds East, a distance of 236.81 feet to a point;

Thence, North 62 degrees 08 minutes 45 seconds East, a distance of 132.58 feet to a point;

Thence, North 62 degrees 08 minutes 45 seconds East, a distance of 56.94 feet to a point;

Thence, North 50 degrees 59 minutes 21 seconds East, a distance of 128.63 feet to a point;

Thence, North 45 degrees 44 minutes 55 seconds East, a distance of 86.81 feet to a point;

Thence, North 39 degrees 54 minutes 02 seconds East, a distance of 48.11 feet to a point, also being the northwest corner of Tract # 4;

Thence, North 39 degrees 54 minutes 02 seconds East, a distance of 20.60 feet to a point;

Thence, North 30 degrees 05 minutes 15 seconds East, a distance of 94.20 feet to a point;

Thence, North 15 degrees 48 minutes 18 seconds East, a distance of 72.92 feet to a point;

Thence, North 09 degrees 35 minutes 41 seconds East, a distance of 368.44 feet to a point;

Thence, North 42 degrees 42 minutes 30 seconds East, a distance of 81.72 feet to a point;

Thence, North 38 degrees 42 minutes 20 seconds East, a distance of 23.22 feet to a point;

Thence, North 15 degrees 28 minutes 32 seconds East, a distance of 302.00 feet to a point in the right of way of Brick Church Pike;

Thence, with the right of way with a curve with a delta angle of 04 degrees 13 minutes 37 seconds, with a radius of 271.18 feet, a chord bearing of South 75 degrees 10 minutes 29 seconds East, a distance of 20.00 feet to the point of beginning

Legal Description
Tract 2 Septic Area
5547 Brick Church Pike

Subject to:

Beginning at a point in the westerly right of way of Brick Church Pike, also being the northeast corner of the Dickens Property as described by Instrument # 200305130064474;

Thence, South 13 degrees 33 minutes 06 seconds East, a distance of 115.59 feet to the true point of beginning of the described septic area hereon;

Thence, South 62 degrees 10 minutes 38 seconds East, a distance of 11.50 feet to a point;

Thence, South 50 degrees 44 minutes 21 seconds East, a distance of 21.03 feet to a point;

Thence, South 48 degrees 08 minutes 10 seconds East, a distance of 57.99 feet to a point;

Thence, South 36 degrees 45 minutes 17 seconds East, a distance of 42.14 feet to a point;

Thence, South 24 degrees 10 minutes 20 seconds East, a distance of 26.92 feet to a point;

Thence, South 23 degrees 37 minutes 44 seconds East, a distance of 31.40 feet to a point;

Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 161.82 feet to a point;

Thence, North 40 degrees 42 minutes 06 seconds East, a distance of 56.63 feet to a point;

Thence, North 04 degrees 03 minutes 38 seconds West, a distance of 100.44 feet to a point;

Thence, North 40 degrees 41 minutes 36 seconds East, a distance of 19.88 feet to the true point of beginning containing 0.303 acres more or less.

Legal Description
Tract 3 Septic Area
5547 Brick Church Pike

Subject to:

Beginning at a point in the westerly right of way of Brick Church Pike, also being the northwest corner of the Barnes Property as described in Deed Book 9608 Page 594;

Thence, North 43 degrees 41 minutes 05 seconds West, a distance of 158.76 feet to the true point of beginning of the described septic area hereon;

Thence, North 04 degrees 52 minutes 04 seconds West, a distance of 81.24 feet to a point;

Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 162.48 feet to a point;

Thence, South 04 degrees 52 minutes 04 seconds East, a distance of 81.24 feet to a point;

Thence, North 85 degrees 07 minutes 56 seconds East, a distance of 162.48 feet to the true point of beginning containing 0.303 acres more or less.

Legal Description
Tract 4 Septic Area
5547 Brick Church Pike

Subject to:

Beginning at a point in the westerly right of way of Brick Church Pike, also being the northwest corner of the Barnes Property as described in Deed Book 9608 Page 594;

Thence, North 75 degrees 15 minutes 25 seconds West, a distance of 63.93 feet to the true point of beginning of the described septic area hereon;

Thence, North 04 degrees 52 minutes 04 seconds West, a distance of 81.24 feet to a point;

Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 162.48 feet to a point;

Thence, South 04 degrees 52 minutes 04 seconds East, a distance of 81.24 feet to a point;

Thence, North 85 degrees 07 minutes 56 seconds East, a distance of 162.48 feet to the true point of beginning containing 0.303 acres more or less.

Legal Description
Tract 5 Septic Area
5547 Brick Church Pike

Subject to:

Beginning at a point in the westerly right of way of Brick Church Pike, also being the northwest corner of the Barnes Property as described in Deed Book 9608 Page 594;

Thence, South 71 degrees 23 minutes 18 seconds West, a distance of 55.74 feet to the true point of beginning of the described septic area hereon;

Thence, North 03 degrees 32 minutes 39 seconds West, a distance of 13.76 feet to a point;

Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 153.89 feet to a point;

Thence, South 01 degrees 49 minutes 51 seconds West, a distance of 159.60 feet to a point;

Thence, South 84degrees 41 minutes 23 seconds East, a distance of 30.32 feet to a point;

Thence, North 14 degrees 41 minutes 58 seconds East, a distance of 44.88 feet to a point;

Thence, North 34 degrees 38 minutes 08 seconds East, a distance of 96.91 feet to a point;

Thence, North 87 degrees 25 minutes 10 seconds East, a distance of 30.31 feet to a point;

Thence, North 41 degrees 03 minutes 28 seconds East, a distance of 49.25 feet to the true point of beginning containing 0.303 acres more or less.

Legal Description
Tract 3 Septic Easement Across Tract 2
5547 Brick Church Pike

Subject to:

Beginning at a point along the east property line, also being the northeast corner of Tract 3 and the southeast corner of Tract 2;

Thence, North 53 degrees 48 minutes 29 seconds West, a distance of 41.82 feet to the true point of beginning of the described easement hereon;

Thence, North 01 degrees 49 minutes 51 seconds East, a distance of 290.71 feet to a point;

Thence, North 04 degrees 52 minutes 04 seconds West, a distance of 102.24 feet to a point;

Thence, North 85 degrees 07 minutes 56 seconds East, a distance of 144.18 feet to a point;

Thence, North 04degrees 52 minutes 04 seconds West, a distance of 101.24 feet to a point;

Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 182.48 feet to a point;

Thence, South 04 degrees 52 minutes 04 seconds East, a distance of 101.24 feet to a point;

Thence, North 85 degrees 07 minutes 56 seconds East, a distance of 23.30 feet to a point;

Thence, South 04 degrees 52 minutes 04 seconds East, a distance of 101.30 feet to a point;

Thence, South 01 degrees 49 minutes 51 seconds West, a distance of 279.52 feet to a point;

Thence, South 53 degrees 48 minutes 29 seconds East, a distance of 18.17 feet to the true point of beginning containing 0.557 acres more or less.

Legal Description
Tract 4 Septic Easement Across Tract 2
5547 Brick Church Pike

Subject to:

Beginning at a point along the east property line, also being the northeast corner of Tract 3 and the southeast corner of Tract 2;

Thence, North 53 degrees 48 minutes 29 seconds West, a distance of 26.04 feet to the true point of beginning of the described easement hereon;

Thence, North 32 degrees 54 minutes 25 seconds East, a distance of 5.77 feet to a point;

Thence, North 01 degrees 49 minutes 51 seconds East, a distance of 296.43 feet to a point;

Thence, North 85 degrees 07 minutes 56 seconds East, a distance of 167.38 feet to a point;

Thence, North 04 degrees 52 minutes 04 seconds West, a distance of 101.24 feet to a point;

Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 182.48 feet to a point;

Thence, South 04degrees 52 minutes 04 seconds East, a distance of 101.24 feet to a point;

Thence, South 01 degrees 49 minutes 51 seconds West, a distance of 290.50 feet to a point;

Thence, South 32 degrees 54 minutes 25 seconds West, a distance of 0.74 feet to a point;

Thence, South 53 degrees 48 minutes 29 seconds East, a distance of 15.02 feet to the true point of beginning containing 0.526 acres more or less.

Legal Description
Tract 5 Septic Easement Across Tract 2
5547 Brick Church Pike

Subject to:

Beginning at a point along the east property line, also being the northeast corner of Tract 3 and the southeast corner of Tract 2;

Thence, North 53 degrees 48 minutes 29 seconds West, a distance of 10.02 feet to the true point of beginning of the described easement hereon;

Thence, North 32 degrees 54 minutes 25 seconds East, a distance of 11.14 feet to a point;

Thence, North 01 degrees 49 minutes 51 seconds East, a distance of 121.25 feet to a point;

Thence, South 84 degrees 41 minutes 23 seconds East, a distance of 33.27 feet to a point;

Thence, North 14 degrees 41 minutes 58 seconds East, a distance of 51.60 feet to a point;

Thence, North 34 degrees 38 minutes 08 seconds East, a distance of 90.19 feet to a point;

Thence, North 87 degrees 25 minutes 10 seconds East, a distance of 29.63 feet to a point;

Thence, North 41 degrees 03 minutes 28 seconds East, a distance of 57.64 feet to a point;

Thence, North 03 degrees 32 minutes 39 seconds West, a distance of 28.04 feet to a point;

Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 173.11 feet to a point;

Thence, South 01 degrees 49 minutes 51 seconds West, a distance of 295.82 feet to a point;

Thence, South 32 degrees 54 minutes 25 seconds West, a distance of 6.11 feet to a point;

Thence, South 53 degrees 48 minutes 29 seconds East, a distance of 15.02 feet to the true point of beginning containing 0.489 acres more or less.

Subject to 10' utility easement as shown on said survey.

Subject to 20' P.U.D. easement as shown on said survey.