File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58857
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Greg Naes Kristie Naes 3008 Flagstone Drive Franklin, Tennessee 37069	NEW OWNER 3008 Flagstone Drive Franklin, Tennessee 37069

TAX MAP PARCEL NUMBERS: 07307015500, 07307015600, 07307015700, and 07307015800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$875,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dana H. White, Lindsey C. Bloodworth, Caitlin A. Bloodworth, and Benton B. Bloodworth III**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Greg Naes and Kristie Naes, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract I
Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Cabin Hill Subdivision, Section One, now known as Two Rivers Place of record in Book 5200, page 581, amended in Book 9412, page 317, Register's Office for said County, to which Plan reference is made for a complete description.

Tract II
Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Cabin Hill Subdivision, Section One, now known as Two Rivers Place of record in Book 5200, page 581, amended in Book 9412, page 317, Register's Office for said County, to which Plan reference is made for a complete description.

Tract III
Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Cabin Hill Subdivision, Section One, now known as Two Rivers Place of record in Book 5200, page 581, amended in Book 9412, page 317, Register's Office for said County, to which Plan reference is made for a complete description.

Tract IV
Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Cabin Hill Subdivision, Section One, now known as Two Rivers Place of record in Book 5200, page 581, amended in Book 9412, page 317, Register's Office for said County, to which Plan reference is made for a complete description.

Tracts I & II
Being the same property conveyed to Byron Hall by Warranty Deed from Connecticut National Bank dated February 13, 1992, recorded March 16, 1992, of record in Book 8574, page 756, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Inst. No. 20081009-0102332, said Register's Office, subject property was conveyed to Douglas S. Hale, Trustee with full power to mortgage, transfer and convey without the necessity of joinder of any beneficiaries. Subject property was further conveyed to Dana H. White for life with remainder to Lindsey C. Bloodworth, Caitlin A. Bloodworth and Benton B. Bloodworth III by Quitclaim Deed of record in Inst. No. 20160506-0045405, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20170026095 DEEDWARR
Recvd: 03/28/17 14:03 4 pgs
Fees:23.00 Taxes:3237.50
20170328-0030153

Tracts III & IV
Being the same property conveyed to Byron Hall by Warranty Deed from Connecticut National Bank dated January 24, 1992 and recorded on February 6, 1992, of record in Book 8544, page 627, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Inst. No. 20081009-0102332, said Register's Office, subject property was conveyed to Douglas S. Hale , Trustee with full power to mortgage, transfer and convey without the necessity of jointer of any beneficiaries. Subject property was further conveyed to Dana H. White for life, with remainder to Lindsey C. Bloodworth, Caitlin A. Bloodworth and Benton B. Bloodworth III by Quitclaim Deed of record in Inst. No. 20081009-0102332, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

All Tracts - Subject to the Covenants, Conditions and Restrictions of record in Book 6430, page 508, and Book 9412, page 317, Register's Office for Davidson County, Tennessee; **Tract I** - Subject to the Plan of record in Book 5200, page 581, amended in Book 9412, page 317, said Register's Office, shows an owner's certificate, a 30 foot minimum setback line from Fairbrook Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said Lot, with an 8 inch sewer line lying therein and a 2.5 by 25 foot utility anchor easement located on the southeasterly front corner of said Lot; **Tract II** - Subject to the Plan of record in Book 5200, page 581, amended in Book 9412, page 317, said Register's Office, shows an owner's certificate, a 30 foot minimum setback line from Fairbrook Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said Lot, with an 8 inch sewer line lying therein and a 5.0 by 25 foot utility anchor easement located on the northeasterly front corner of said lot; **Tract III** - Subject to the Plan of record in Book 5200, page 581, amended in Book 9412, page 317, said Register's Office, shows an owner's certificate, a 15 foot minimum setback line from Fairbrook Drive and a 30 foot minimum setback line from Kimberly Drive, and a 10 foot easement for public utility and drainage purposes along the southeasterly corner of said lot, with an 8 inch sewer line ling therein; **Tract IV** - Subject to the Plan of record in Book 5200, page 581, amended in Book 9412, page 317, said Register's Office, shows an owner's certificate, a 30 foot minimum setback line from Kimberly Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said Lot, with an 8 inch sewer line lying therein and a 2.5 by 25 foot utility anchor easement located on the northwesterly front corner of said Lot.

These are improved properties, known as 2337, 2339 and 2341 Kimberly Drive and 2444, 2446, 2448, 2450 and 2452 Fairbrook Drive, Nashville, TN 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22 day of March, 2017.

Dana H. White

Lindsey C. Bloodworth

Caitlin A. Bloodworth

Benton B. Bloodworth III

State of Florida
County of WALTON

On this 22 **day of March, 2017**, before me the undersigned authority, personally appeared **Caitlin A. Bloodworth,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 01-30-2021

WALTER TRUSSELL
MY COMMISSION # GG 067896
EXPIRES: January 30, 2021
Bonded Thru Notary Public Underwriters

Tracts III & IV

Being the same property conveyed to Byron Hall by Warranty Deed from Connecticut National Bank dated January 24, 1992 and recorded on February 6, 1992, of record in Book 8544, page 627, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Inst. No. 20081009-0102332, said Register's Office, subject property was conveyed to Douglas S. Hale , Trustee with full power to mortgage, transfer and convey without the necessity of jointer of any beneficiaries. Subject property was further conveyed to Dana H. White for life, with remainder to Lindsey C. Bloodworth, Caitlin A. Bloodworth and Benton B. Bloodworth III by Quitclaim Deed of record in Inst. No. 20081009-0102332, said Register's Office.

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These are improved properties, known as 2337, 2339 and 2341 Kimberly Drive and 2444, 2446, 2448, 2450 and 2452 Fairbrook Drive, Nashville, TN 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of March, 2017.

Dana H. White

Dana H. White

Lindsey Bloodworth

Lindsey C. Bloodworth

Caitlin A. Bloodworth

Benton B. Bloodworth III

State of Florida
County of _____

On this **24th day of March, 2017**, before me the undersigned authority, personally appeared **Caitlin A. Bloodworth,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

On this 24th day of March, 2017, before me the undersigned authority, personally appeared **Dana H. White, Lindsey C. Bloodworth and Benton B. Bloodworth, III,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $875,000.00.

Affiant

Sworn and subscribed before me this 24th day of March, 2017.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018