AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178654

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170036883 DEEDWARR
Recvd: 05/02/17 10:55 3 pgs
Fees:18.00 Taxes:1110.00
20170502-0043023

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2017.

NOTARY PUBLIC

My commission expires: 7-2-2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julien Dessout 5630 Clarksville Pike Joelton, TN 37080	Same address as new owner	029 00 0 217.01

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($300,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRENDA LEANN JAMES**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JULIEN DESSOUT**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the center line State Highway 112 or the Clarksville Highway at the southwest corner of a 3+ acre tract conveyed to Nathan H. Bates as of record in Deed Book 3313, page 459, Register's Office for Davidson County, Tennessee; thence with his line North 57 deg. 15' East 347 feet to a 4 inch Locust; thence North 6 deg. West 335 feet to a point; southerly line of the Joe Toso property as of record in Deed Book 359, page 328, Register's Office for Davidson County, Tennessee and Hickory and Beech pointers; thence, North 59 deg. 15' East 148 feet to a point and 16 inch Poplar pointer; thence North 74 deg. East 200 feet to a point; thence North 67 deg. 45' East 145 feet to a point and a 16 inch Maple pointer; thence down the center line of Kiln Branch the following courses: North 83 deg. 15' East 272 feet; North 80 deg. 15' East 178 feet and North 86 deg. 30' East 175 feet to top of falls; thence North 85 deg. 30' East 300 feet to a point; thence North 83 deg. East 193 feet to a point with Beech and Ash pointers in the Kirch Westerly boundary line, now Bachlotte property; thence with his line South 3 deg. West 564 feet to an iron pin in the northeast corner of a small tract of 0.35+ acres, conveyed to Kenneth Rottero et ux from B.L. Curtis et ux of record in Deed Book 3704, page 129, Register's Office for Davidson County, Tennessee; thence North 86 deg. West 72.6 feet to a concrete monument, being the northwest corner of said Kenneth Rottero small tract and also being the northeast corner of a 0.5+ acre tract conveyed to State of

Tennessee from B.L.Curtis et ux of record in Deed Book 2694, page 229, Register's Office for Davidson County, Tennessee; thence North 86 deg. West 130 feet to a concrete monument, being the northwest corner of said State of Tennessee property; thence South 3 deg. West 20 feet to a point in the center line of Fire Tower Road and a corner to a tract conveyed to Kenneth Rottero et ux from B.L. Curtis et ux or record in Book 3377, page 621, Register's Office for Davidson County, Tennessee; thence with the center line of said road the following courses and distances: North 89 deg. 30' West 417 feet; South 83 deg. 45' West 215 feet; South 77 deg. 30' West 216 feet; South 71 deg. 15' West 557 feet and South 68 deg. 40' West 402 feet to the center line of State Highway 112; thence with center of same North 18 deg. 15' West 76.5 feet to the point of beginning, containing 22.15 acres.

Being the same property conveyed to Randall J. James by Warranty Deed from Daniel J. Crowley and wife, Robin E. Crowley, dated 2/28/2003, recorded 3/4/2003, of record in Instrument #20030304-0028530, in the Register's Office for Davidson County, Tennessee. The said Randall J. James having since died and property being divested to his spouse, Brenda Leann James pursuant to Last Will and Testament and Probate No. 14P283, of recorded in the Davidson County, Tennessee probate records

The address of the herein described property is believed to be 5630 Clarksville Pike, Joelton, TN 37080, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of April, 2017.

BRENDA LEANN JAMES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Brenda Leann James, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of April, 2017.

Notary Public

David Webber

Printed Notary Name

My commission expires: 10/3/18

