THIS INSTRUMENT PREPARED BY:
Douglas S. Hale, Attorney
HALE and HALE, PLC
198 East Main Street, Suite 200
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 05/05/17 09:38 5 pgs
Fees:28.00 Taxes:222.00
20170505-0044632

WARRANTY DEED

Address Of New Owner:	Send Tax Bills To:	Map/Group/Parcel:
Dwayne Choate 1433 Governor's Ridge Court Franklin, TN 37064	Same	Map/Parcel 113 00 0 007.00

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION, and no monetary consideration, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the undersigned, **EMILY SUE CHOATE** (hereinafter collectively and individually called the **"GRANTOR"**), hereby transfers and conveys unto **DWAYNE CHOATE**, (hereinafter called the **"GRANTEE"**), his heirs and assigns, in fee simple, all of Grantors' rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on **"Exhibit A"** attached hereto and incorporated herein by reference, and all improvements, appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

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 successors and assigns, forever.

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except for matters of public record.

GRANTOR does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to said land to the said GRANTEE his successors and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 56.12 acres, more or less, located at 8226 Old Charlotte Pike, Davidson County, Pegram, Tennessee 37143.

WITNESS, the hands of the undersigned this 4 day of May, 2017, in Franklin, Tennessee.

GRANTOR:

Emily Sue Choate

Emily Sue Choate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Emily Sue Choate, the within named bargainor, 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, at office, this 4th day of May, 2017.

LaRhonda H. Maxey

Notary Public

LARHONDA H. MAXEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 11-23-2020

The actual consideration for this transfer is Sixty Thousand and no/100 ($60,000.00) DOLLARS.

Wayne H. Choate

Affiant

Sworn to and subscribed before me, this 4th day of May, 2017.

LaRhonda H. Maxey

Notary Public

LARHONDA H. MAXEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 11-23-2020

EXHIBIT "A"

A tract of land in the 8th, formerly the 12th, Civil District of said County, described as follows:

BEGINNING, at a point in the northeast corner of the Original Harding or Foster Tract of Land, a beech in Turkey Pen Hollow, marked H. & R.; thence west with the south boundary line of the original King tract of Land, north 86-1/2 deg. west 222 poles to a point in Pond Creek Road, the northwest corner, a pile of rocks and pointers on the east margin of said road; thence in a southerly direction along the center of the Pond Creek Road, south 26-1/2 deg. east 8 poles; thence south 27 deg. east 12 poles; thence south 40 deg. east 8 poles; thence south 34 1/2 deg. east 24 poles; thence south 45-1/2 deg. east 12 poles; thence south 16 deg. east 12 poles; thence south 11-1/2 deg. west 18 poles; thence south 22 deg. east 18 poles; thence south 18 deg. west 8 poles; thence south 40 deg. west 16 poles; thenced south 3-1/2 deg. west 120 poles; thence south 35 deg. east 12 poles; thence south 51 deg. east 12 poles; thence south 59 deg. east 10.88 poles, to a point in the center of the Pond Creek Road, the southwest corner a pile of stone on east margin of said road, said point being in the line of the original Davidson 55 acre Tract of Land, (where said tract crosses the Pond Creek Road), thence from said southwest corner point in the center of the Pond Creek Road, north, with the original boundary line of said Davidson 55 acre tract 3-1/2 deg. east 8 poles to a stone; thence south 86-1/2 deg. east 67 poles with the original north boundary line of said Davidson 55 acre tract to a stone 2 feet south of a chestnut stump; thence with the line of said Davidson Tract of land, south 3-1/2 deg. west 12 poles to a stone 7 feet north of a forked chestnut; thence with said Davidson line, south 86-1/2 deg. east 9 poles to a pile of stone; thence with said Davidson line, south 3-1/2 deg. west 11.8 poles to the center of the Charlotte Pike, a pile of stone and dogwood pointer on the north margin of said turnpike; thence in a southeasterly direction along the center of the Charlotte Turnpike, south 38-1/2 deg. east 38-1/2 poles; thence south 70 deg. east 9.09 poles; thence south 63-1/2 deg. east 12 poles to a point in the center of said turnpike; where the Foster Road intersects said turnpike, (the southeast corner); thence in a northerly direction with the center of said Foster Road, north 31 deg. west 4.2 poles; thence north 46 deg. west 15.2 poles; thence north 29-1/2 deg. west 7.4 poles; thence north 5-1/2 deg. west 10.6 poles; thence north 2 deg. east 10.6 poles; thence north 35 deg. east 6 poles; thence north 71-1/2 deg. east 4.8 poles; thence in a southeasterly direction, with the center of said Foster Road, south 46 deg. east 10.4 poles; thence south 64-1/2 deg. east 8 poles; thence south 75 deg. east 6 poles; thence in a northeasterly direction with the center of said Foster Road, north 76 deg. east 9 poles; thence south 82 deg. east 3-1/2 poles; thence north 74 deg. east 8 poles; thence north 61 deg. east 9 poles to a point in the east boundary line of said Foster Lands (originally the Harding Lands), said line being also the west boundary line of the Holt Tract of Land and of the Ragan Tract of Land; thence in a northerly direction, with the east boundary Line of the Harding or Foster Tract and the west boundary line of the Holt and Ragan Tracts, north 3-1/2 deg. east 152 poles to the beginning, containing 177.91 acres.

CONTINUED...

BEING a part of the same property conveyed to H.A. Bennett and wife, Minnie Catherine Bennett by deed from Mrs. Ellie Ford Cain, of record in Book 1454, Page 608, Register's Office for Davidson County, Tennessee. The said H.A. Bennett having since died.

INCLUDED in the above description but expressly excluded are several tracts as follows:

(1) A 33 acre tract conveyed to Henry C. Sadler, Jr. and wife, Dorothy Sadler as fully described in Book 2140, Page 547, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description.

(2) A 42.75 acre tract conveyed to Roy J. Hughes and wife, Floye E. Hughes as described in Book 2293, Page 35, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description.

(3) A 10.85 acre tract conveyed to Henry E. Bennett and wife, Mary Bennett, as fully described in Book 4478, Page 996, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description.

(4) A 0.11 acre tract conveyed to Kenneth W. Barnes and wife, Donna Barnes, as described in Book 8352, Page 518 and as re-recorded in book 8375, Page 652, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description.

(5) A 35.08 acre tract conveyed to Henry Eldridge Bennett and wife, Patricia Bennett, as described in Book 9017, Page 728, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description.

Being the same property conveyed to Emily Sue Choate and Norma Jean Brown by Quitclaim Deed from Minnie Catherine Bennett, dated November 12, 1993, of record in Book 9150, page 177, Register's Office for Davidson County, Tennessee. Minnie Catherine Bennett retained a Life Estate in said property and has since died on August 11, 2008. FURTHER, Norma Jean Brown quitclaimed her interest in the property to Emily Sue Choate of record in Instrument No. 20111021-0082047, Register's Office for Davidson County, Tennessee.

ESC

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-11-2020