BILL GARRETT, Davidson County
Trans:T20170052285 DEEDWARR
Recvd: 06/19/17 14:35 4 pgs
Fees:23.00 Taxes:2701.00
20170619-0061437

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Nikolaus J. Vecchio & Maranda R. Vecchio
3997 Couchville Pike
Hermitage, TN 37076

SEND TAX BILL TO:
Highlands Residential Mortgage
12001 N Central Express Way
Suite 750
Dallas, Tx 75243

MAP/PARCEL 138-00-0-137.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Zackary E. Ringelstein and Leah G. Ringelstein, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **MARANDA FAYE VECCHIO AND NIKOLAUS JAY VECCHIO, WIFE AND HUSBAND,, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land located in the thirty-third Councilmanic District of Davidson County, Tennessee. Beginning at an iron pin, east of Mt. Juliet Road, on the south margin of Couchville Pike. Said iron pin being the northeast corner of this tract and the northeast corner of Tim Casey's Property, as recorded in Deed Book 7320, Page 722 of the Registers Office for said County.

Thence leaving said margin of Couchville Pike, south 07 deg. 47'56" west, 201.15 feet to an iron pin the southwest corner of said Casey's Property and a northwest corner of property conveyed to Timothy Owen Casey of record in Instrument No. 20051012-0123086, Register's Office for said County;

Thence with said Casey, Property for the next five calls:

1) **south 06 deg. 55'15" west, 128.63 feet to an iron pin;**
2) **thence south 10 deg. 47'16" west, 109.99 feet to an iron pin:**
3) **thence south 09 deg. 19'02" west 382.67 feet to an iron pin;**
4) **thence north 83 deg. 49'38" west, 93.43 feet to an iron pin;**
5) **thence south 02 deg. 36'28" west, 375.55 feet to an iron pin at the southwest corner of said Casey mid a northwest corner of property conveyed to William Barry Wood and wife, Christina M. Wood of record in deed book and page unknown.**

Thence south 82 deg. 38'25" east 690.98 feet to an iron pin at the southeast corner of property conveyed to Jeffery and Lynn Higginsbotham of record in Instrument No. 20010322-0027739, Register's Office of Davidson County. Thence with Higginboth's easterly line, north 40 deg. 26'07" east, 130.27 feet to an iron pin: Thence continuing with said easterly line, north 7 deg. 6'11" east, 745.66 feet to a pk nail in the centerline of Couchville Pike; thence with said centerline, south 52 deg. 14'03" east, 687.19 feet to a pk nail in the centerline of Couchville Pike; thence leaving said centerline, south 07 deg. 06'11" west 6550.84 feet to a concrete corps monument, passing an iron pin in the southerly right-of-way of said Couchville Pike at 28.79 feet. Thence with said corps property, south 40 deg. 26' 07" west, 1200.84 feet to a US Corp Marker; Thence continuing with said Corps property, north 82 deg. 35'24" west, 333.60 feet to a Corps T-Bar: Thence continuing with said Corp Property, north 18 deg. 19'30" west 659.97 feet to a concrete Corps monument. Said monument being the northwest corner of said Wood's property and a north corner

of the United States Government Corps Property, as recorded in Deed Book 3849, Page 449, of said Register's Office; Thence north 72 deg. 2716"west 334.32 feet to a Corps T-Bar; Thence north 04 deg. 41'52" west, 503.07 feet to a concrete corps monument, said monument being the northeast corner of said corps property. Said the southeast corner of George Hicks' Property, as recorded in Deed Book 9695, Page 629, of said Register's Office. Thence north 07 deg. 06'22" east, 1376.75 feet to an iron pin, the northeast corner of said Hicks' property and in the south line of Anthony Scott's Property, as recorded in Deed Book 8518, Page 342, of said registers office. Thence passing the northwest corner of said Scott's property and the southwest corner of George Hick's property, as recorded in Deed Book 4348, Page 9, of said Registers Office, south 85 deg. 37'38' east, 121.98 feet to an iron pin in the south line of said Hick's property and the northwest corner of William Maffett's Property as recorded in Deed Book 8953, Page 291, of said Registers Office. Thence south 05 deg. 26'47" east, 34.00 feet to an iron pin; Thence south 4 deg. 10'62" west, 40.00 feet to an iron pin; Thence south 66 deg. 04'59" east, 303.06 feet to an iron pin along said margin of said Couchville Pike and also being the northeast corner of said Maffett's Property; Thence along said margin, south 49 deg. 59'36" east, 153.66 feet to an iron pin; Thence along said margin, south 47 deg. 01'49' east, 155.18 feet to the point of beginning for this tract, thus containing 2,316,970 square feet or 53.190 acres, by survey of H & H Land Surveying, Inc., Michael V. Holmes, 409 Welshwood Drive, Nashville, TN 37211, Job No. 79-199, dated May 22, 2008.

Included in the hereinabove description, however expressly excluded from this conveyance is the following property conveyed to the State of TN in Instrument # 201507300075002:

The following is a description of the Men of Valor property located on Couchville Pike in the 33rd Council District of Davidson County, Tennessee. (Reference Book 20080814 Page 0083745 Tax Map 138 Parcel 78.00)

Beginning at a 1/2" rebar (found) in the southern right-of-way of Couchville Pike being the easternmost corner of this described parcel and being noted as CRN #1 having Tennessee State Plane Coordinates of Northing 640167.88 Easting 1814882.45 and furthermore being located South 42 deg. 23'02" East 103.35 feet from a power pole; thence going with the Timothy O. Casey property South 07 Degrees 57 Minutes 16 Seconds West 200.44 feet to a 1/2" rebar (found); thence continuing with Casey South 07 Degrees 04 Minutes 03 Seconds West 127.12 feet to a 5/8" rebar (found); thence South 10 Degrees 54 Minutes 05 Seconds West 109.72 feet to a 1/2" rebar (found) at a 2" pipe found); thence South 09 Degrees 21 Minutes 58 Seconds West 382.64 feet to a 1/2" rebar (found); thence North 83 Degrees 36 Minutes 29' Seconds West 93.36 feet to a 1/2" rebar (found); thence South 02 Degrees 42 Minutes 23 Seconds West 375.46 feet 10 a 1/2" rebar (found); thence leaving Casey and going with the Men of Valor property South 02 Degrees 39 Minutes 24 Seconds West 460.16 feet to a 5/8" rebar (found); thence South 23 Degrees 44 Minutes 06 Seconds West 16.28 feet to a 1/2" bent rebar (found) at a 26" post oak being noted as CRN #2 and having State Plane Coordinates of Northing 638518.72 Easting 1814617.66; thence North 80 Degrees 23 Minutes 34 Seconds West 360.56 feet to a concrete monument; thence leaving the Men of Valor and going with the U.S. Army Corps of Engineers property, North 72 Degrees 21 Minutes 37 Seconds West 334.32 feet to a U.S. Army Corps of Engineers T-post being noted as CRN #3 and having State Plane Coordinates of Northing 638680.20 Easting 1813943.56; thence North 04 Degrees 36 Minutes 13 Seconds West 563.97 feet to a concrete monument; thence leaving the Corps of Engineers and going with the State of Tennessee property North 07 Degrees 12 Minutes 13 Seconds East 1376.64 feet to a 1/2 rebar (found) being noted as CRN #4 and having State Plane Coordinates of Northing 640608.13 Easting 1814070.92; thence leaving the State of Tennessee property and going with the William Fly property South 85 Degrees 31 Minutes 59 Seconds East 121.98 feet to a 5/8" rebar (set); thence continuing with Fly South 05 Degrees 11 Minutes 59 Seconds East 34.07 feet to a 1/2" bent rebar (found); thence South 04 Degrees 23 Minutes 30 Seconds West 39.89 feet to a 1/2" rebar (found); thence South 86 Degrees 08 Minutes 07 Seconds. East 302.24 feet to a

1/2" rebar (found) being noted as CRN #5 and having State Plane Coordinates of Northing 640504.55 Easting 1814494.11; thence leaving Fly and going with the southern right-of-way of Couchville Pike South 49 Degrees 53 Minutes 26 Seconds East 154.81 feet to a 1/2" rebar (found); thence South 50 Degrees 01 Minutes 11 Seconds East 203.91 feet to a 1/2" rebar (found); thence South 47 Degrees 01 Minutes 29 Seconds East 155.38 feet to the beginning being 34.19 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 15 June 2015.

Being the same property conveyed to Zackary E. Ringelstein and Leah G. Ringelstein, husband and wife by warranty deed from Men of Valor of record in Instrument No. 20150930-0099177 Register's Office for Davidson County, Tennessee, dated 09/11/2015 and recorded on 09/30/2015.

This is improved property known as: **3997 Couchville Pike, Hermitage, Tennessee 37076**

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

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, her 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 warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 13 day of June, 2017.

WITNESS MY HAND on this the 13 day of June, 2017

Zackary E. Ringelstein

Leah G. Ringelstein

STATE OF MAINE
COUNTY OF York

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Zackary E. Ringelstein and Leah G. Ringelstein,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13 day of June, 2017.

NOTARY PUBLIC

My Commission Expires: April 13, 2022

MICHAEL J BOWSER
Notary Public - Maine
My Commission Expires
April 13, 2022

MICHAEL J BOWSER NOTARY PUBLIC EXP. APRIL 13, 2022 STATE OF MAINE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $730,000.00.

AFFIANT

Subscribed and sworn to before me this the 13 day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 2-18-19

STEPHANIE A GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
File No: 170126