BILL GARRETT, Davidson County
Trans:T20170062053 DEEDWARRSP
Recvd: 07/20/17 10:20 5 pgs
Fees:28.00 Taxes:277.50
20170720-0073215

THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY, THORNTON & BARRETT, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
RT4093-01

Based on the information provided by the parties, no title search was requested or performed.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND 00/100 ($1.00) DOLLARS, cash in hand paid by STACIE L. FISK and other good and valuable consideration, the receipt of all of which is hereby acknowledged, FARM CREDIT MID-AMERICA, FLCA, a corporation, duly existing and operating under an act of Congress known as the Farm Credit Act of 1971, as amended, has bargained and sold, and by these presents do transfer and conveys unto the said STACIE L. FISK, married, her heirs and assigns, a certain tract or parcel of land as follows:

PARCEL ONE:

Land lying and being in the Third Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Ralph Lambert & Son, Surveyor, July 27, 1974, as follows, to wit:

BEGINNING at an iron pin in the northerly margin of Pulley Road, said iron pin being located at the southwest corner of the property conveyed to Rev. Harold F. Ford and wife, Lorene J. Ford, by deed of record in Book 4558, Page 958, Register's Office for Davidson County, Tennessee; thence North 0 degrees 08 minutes East 267.9 feet to an iron pin, said point being the northwest corner of the Ford property; thence North 89 degrees 08 minutes East 150.0 feet to an iron pin, said point being the northeast corner of the Ford property; thence North 0 degrees 08 minutes East 301.65 to an iron pin; thence South 89 degrees 08 minutes West 299.9 feet to an iron pin; thence South 0 degrees 08 minutes West 573.55 feet to an iron pin in the northerly margin of Pulley Road; thence North 87 degrees 36 minutes East along the northerly margin of Pulley Road 150.0 feet to the point of beginning, containing 3.005 acres, more or less.

Being the same property conveyed to Farm Credit Mid-America, FLCA, a corporation duly existing and operating under an Act of Congress known as the Farm Credit Act of 1971, as amended, by deed from R. Eric Thornton, Substitute Trustee, dated June 4, 2013, and of record in Instrument No. 20130607-0058336, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Pulley Road.

This property is subject to an Electrical Permit of record in Book 5074, Page 163, in the Register's of Davidson County, Tennessee.

PARCEL TWO:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of River Road, being Lot No. 19 of Map A which is attached to Affidavit of for Reference to Record of record in Book 11001, Page 983, and further being shown as Lot No. 18 on the Final Plat River Road Estates of record as Instrument No. 20010424-0040684, both in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin set in the westerly margin of River Road at the southeast corner of Leo E. Demoss of record in Deed Book 4626, Page 119, R.O.D.C.; thence with said margin, South 43 degrees 13 minutes 45 seconds East 80.19 feet to an iron pin set; thence leaving said River Road with Lot 18 (now Lot 17), South 81 degrees 48 minutes 13 seconds West 1334.50 feet to an iron pin set; thence South 03 degrees 35 minutes 41 seconds East 335.79 feet to an iron pin set; thence South 76 degrees 30 minutes 08 seconds West 111.96 feet to an iron pin set; thence South 80 degrees 00 minutes 43 seconds West 489.33 feet to an iron pin set; thence South 00 degrees 45 minutes 15 seconds East 186.17 feet to an iron pin set; thence South 86 degrees 21 minutes 21 seconds West 162.41 feet to an iron pin set; thence South 24 degrees 38 minutes 07 seconds West 175.75 feet to an iron pin set; thence North 78 degrees 36 minutes 39 seconds West 189.24 feet to an iron pin set in the easterly line of Randolph, North 11 degrees 23 minutes 21 seconds East 160.58 feet to an iron pin set; thence with David Lee Snyder of record in Deed Book 6157, Page 236, R.O.D.C.; North 45 degrees 20 minutes 22 seconds West 172.96 feet to an iron pin set; thence leaving Snyder with Lot 20, North 80 degrees 00 minutes 43 seconds East 682.73 feet to an iron pin set; thence with Lot 21 North 80 degrees 00 minutes 43 seconds East 318.80 feet to an iron pin set; thence North 76 degrees 30 minutes 08 seconds East 73.49 feet to an iron pin set; thence North 03 degrees 35 minutes 41 seconds West 353.04 feet to an iron pin set in the southerly line of Richard L. Davis of record in Deed Book 5013, Page 804, R.O.D.C.; North 81 degrees East 780.24 feet to an existing iron pin; thence with Leo E. Demoss, North 81 degrees 48 minutes 13 seconds East 545.75 feet to the point of beginning containing 234,250 square feet or 5.38 acres, more or less, according to a survey made by Crawford Land Surveyors, P.C. dated April 24, 1998.

Being the same property conveyed to Farm Credit Mid-America, FLCA, a corporation duly existing and operating under an Act of Congress known as the Farm Credit Act of 1971, as amended, by deed from R. Eric Thornton, Substitute Trustee, dated June 4, 2013, and of record in Instrument No. 20130607-0058334, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in deed of record in Book 11002, Page 99, as amended in Instrument No. 20050127-0010121, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions set forth in Affidavit for reference to record of record in Book 11001, Page 983, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restriction of record in Book 4786, Page 900, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to By-Laws of River Road Property Owners Association of record as Instrument No. 199912140303054, as amended in Instrument No. 20050127-0010121, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions for River Road of record as Instrument No. 20010117-0004873, as amended in Instrument No. 20050127-0010121, both in the in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Instrument No. 20010424-0040684, as corrected by Surveyors Certificate of Correction of record as Instrument No. 20071226-0146909, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to right-of-way of River Road.

This conveyance is subject to easements set forth in Affidavit for reference to record of record in Book 11001, Page 983, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to private roadway easement of record in Book 11001, Page 989, and as amended in Ingress & Egress and Utilities Easement of record as Instrument No. 20010117-0004874, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Agreements for Dedication of Easement for Water Line conveyed to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 5566, Page 109; Book 5608, Page 811; and Book 5942, Page 501, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Grant of Transmission Line Easement in favor of United States of America of record in Deed Book 1881, Page 372, in the Register's Office of Davidson County, Tennessee.

PARCEL THREE:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of River Road, being Lot No. 15 of Map A which is attached to Affidavit of for Reference to Record of record in Book 11001, Page 983, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin set in the westerly margin of River Road, said pin being southerly 482.46 feet along said margin from a concrete right-of-way monument at the beginning of road widening for bridge over Indian Creek; thence leaving said River Road with Lot 14, North 81 degrees 48 minutes 13 seconds West 838.92 feet to an iron pin set; thence South 80 degrees 00 minutes 43 seconds West 350.92 feet to an iron pin set; thence South 11 degrees 01 minute 22 seconds East 153.72 feet to an iron pin set; thence with Lot 10, South 79 degrees 35 minutes 56 seconds West 543.10 feet to an iron pin set; thence Lot 9, North 40 degrees 35 minutes 57 seconds West 334.97 feet to an iron pin set; thence South 86 degrees 21 minutes 21 seconds West 367.22 feet to an iron pin set; thence South 24 degrees 38 minutes 07 seconds West 307.91 feet to an iron pin set; thence South 04 degrees 12 minutes 26 seconds East 494.80 feet to an iron pin set; thence with Lot 5, North 83 degrees 12 minutes 44 seconds West 327.26 feet to an iron pin set in the easterly line of Randolph Family Partnership, L.P. of record in Deed Book 10084, Page 485, R.O.D.C.; thence with Randolph, North 06 degrees 47 minutes 16 seconds East 41.12 feet to an iron pin set; thence North 05 degrees 45 minutes 15 seconds East 281.50 feet to an iron pin set; thence leaving Randolph with Lot 18, South 84 degrees 14 minutes 45 seconds East 218.00 feet to an iron pin set; thence North 04 degrees 12 minutes 24 seconds West 165.33 feet to an iron pin set; thence North 24 degrees 38 minutes 07 seconds East 350.65 feet to an iron pin set; thence North 86 degrees 21 minutes 21 seconds East 178.83 feet to an iron pin set; thence with Lot 16, North 86 degrees 21 minutes 21 seconds East 243.24 feet to an iron pin set; thence South 40 degrees 32 minutes 57 seconds East 331.17 feet to an iron pin set; thence North 79 degrees 35 minutes 56 seconds East 425.00 feet to an iron pin set; thence North 08 degrees 11 minutes 47 seconds East 162.45 feet to an iron pin set; thence North 80 degrees 00 minutes 43 seconds East 395.13 feet to an iron pin set; thence South 81 degrees 48 minutes 13 seconds East 851.55 feet to an iron pin set in the westerly margin of River Road; thence with said margin and a curve concave to the west having a central angle of 05 degrees 09 minutes 39 seconds, a radius of 557.66 feet an d a chord of South 13 degrees 28 minutes 43 seconds West 50.21 feet for an arc length of 50.23 feet to the point of beginning containing 253,860 square feet or 5.83 aces, more or less, according to a survey made by Crawford Land Surveyors, P.C. dated April 24, 1998.

Being the same property conveyed to Farm Credit Mid-America, FLCA, a corporation duly existing and operating under an Act of Congress known as the Farm Credit Act of 1971, as amended, by deed from R. Eric Thornton, Substitute Trustee, dated June 4, 2013, and of record in Instrument No. 20130607-0058335, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in deed of record in Book 11002, Page 93, as amended in Instrument No. 20050127-0010121, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions set forth in Affidavit for reference to record of record in Book 11001, Page 983, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restriction of record in Book 4786, Page 900, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to By-Laws of River Road Property Owners Association of record as Instrument No. 199912140303054, as amended in Instrument No. 20050127-0010121, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions for River Road of record as Instrument No. 20010117-0004873, as amended in Instrument No. 20050127-0010121, both in the in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Instrument No. 20010424-0040684, as corrected by Surveyors Certificate of Correction of record as Instrument No. 20071226-0146909, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to right-of-way of River Road.

This conveyance is subject to easements set forth in Affidavit for reference to record of record in Book 11001, Page 983, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to private roadway easement of record in Book 11001, Page 989, and as amended in Ingress & Egress and Utilities Easement of record as Instrument No. 20010117-0004874, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Agreements for Dedication of Easement for Water Line conveyed to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 5566, Page 109; Book 5608, Page 811; and Book 5942, Page 501, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Grant of Transmission Line Easement in favor of United States of America of record in Deed Book 1881, Page 372, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantor, to the said Stacie L. FISK, her heirs and assigns, forever.

And Grantor, for itself, its heirs, executors and administrators does covenant, grant, bargain and agree to and with STACIE L. FISK, her heirs and assigns, the above bargained premises in the quiet and peaceable possession of said STACIE L. FISK, her heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, FARM CREDIT MID-AMERICA, FLCA, has caused its corporate name to be hereto subscribed by its duly authorized officer as and for the 27th day of April, 2017 SP ~~December, 2016.~~

FARM CREDIT MID-AMERICA, FLCA

BY: Shane Patterson

Its: Acquired Property Manager

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ Jefferson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Shane Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged himself/herself to be the acquired property mgr, of FARM CREDIT MID AMERICA, FLCA, the within named bargainor, a corporation duly existing and operating under an Act of Congress known as the Farm Credit Act of 1971, as amended, and that they as such officers executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation in such capacity.

WITNESS MY HAND and official seal at office in said County this 27th day of ~~December, 2016.~~ April, 2017 SP

Sharon K. Sartain
NOTARY PUBLIC

SHARON K. SARTAIN STATE OF TENNESSEE NOTARY PUBLIC JEFFERSON COUNTY

My Commission Expires: 1/27/2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 75,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Stacie L Fisk
AFFIANT

Sworn to and subscribed to before me this 9th day of May 2017 SP ~~December, 2016~~

Gloria Poole
NOTARY PUBLIC

GLORIA POOLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 7-21-2020

Parcel One:
Tax Map: 12100020500
Parcel Two:
Map: 088
Parcel: 72.00
Parcel Three:
Map: 088
Parcel: 71.00

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ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
STACIE L. FISK
1219 Liberty Ln
Gallatin TN 37066