THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23568

BILL GARRETT, Davidson County
Trans:T20170062305 DEEDWARR
Recvd: 07/20/17 13:58 3 pgs
Fees:18.00 Taxes:555.00

20170720-0073512

LAUREN A. TWEEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Tennessee~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00.

Katherine Derr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2017.

Lauren A Tweel
Notary Public

MY COMMISSION EXPIRES: January 6th, 2020

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gunner's Run, LLC. | 3310 West End Ave, Ste. 400 | MAP |
| 3299 Union Hill Rd | c/o O'Neil Hagaman, PLLC | PARCEL 022-00-0-132-00 |
| Joelton, TN 37080-8724 | Nashville TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED I, **Katherine Derr**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gunner's Run, LLC.**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a loan survey made by Ragan-Smith & Assoc., Inc., dated July 2, 1976, as follows:

BEGINNING at a point in the northerly margin of Clay Lick road, said point being the southwesterly front corner of property conveyed to Rebecca Grove by deed of record in Book 4816, Page 626, Register's Office for Davidson County, Tennessee; thence leaving Clay Lick Road and with the westerly line of the Grove property North 7 degrees W 130 feet, more or less, to a point, said point being the northwesterly rear corner of the Grove property; thence with the northerly line of the Grove property North 86 degrees East 173 feet to Grove's northeasterly rear corner; thence with Grove's easterly line South 29 feet to a point, said point being the northwesterly rear corner of the land conveyed to Charlie N. Hunter, by deed for record in Deed Book 3223, Page 567, Register's Office for Davidson County, Tennessee; thence with Hunter's northerly line and continuing with the northerly line of property conveyed to John W. Tucker by deed of record in Book 4063, Page 778, Register's Office for Davidson County, Tennessee, North 75 degrees East 310.6 feet, more or less, to a point in the westerly line of property conveyed to Borden P. McNeill by deed of record in Book 3340, Page 427, Register's Office for Davidson County, Tennessee; thence with McNeill's westerly line and in a northerly direction 18 feet to a point, said point being the northwesterly rear corner of the McNeill property; thence with McNeill's northerly line and in a northeasterly direction 103.5 feet to a point, the northeasterly rear corner of the McNeill property; thence south and with McNeill's easterly line 20 feet, more or less, to a point, said point being the northwesterly rear corner of the property conveyed to Jimmy D. Ennis by deed of record in Book 4128, Page 310, Register's Office for Davidson County, Tennessee; thence with Ennis's northerly line South 86 degrees East 100 feet to a point in the westerly line of the property conveyed to R.C. Ridley by deed of record in Book 1677, Page 243, Register's Office for Davidson County, Tennessee; thence with Ridley's westerly line, North 4 degrees 21' East 462.5 feet to a point in the southerly line of property conveyed to W. H. Maddox by deed of record in Book 805, page 689, Register's Office for Davidson County, Tennessee; thence with Maddox's southerly line the following calls and distances: North 85 degrees W 221 feet to a point; South 23 degrees 15' West 345 feet to a point; South 87 degrees West 668 feet to a point in the easterly margin of Union Hill Road, said point also being Maddox's southwesterly corner; thence with the easterly margin of Union Hill Road, South 11 degrees East 354 feet, more or less, to a point, the beginning of a curve to the left having a radius of 20 feet; thence around said curve and in a southeasterly direction 27.5 feet, more or less, to a point in the northerly margin of Clay Lick Road; thence with the said margin

of said road, and in a eastwardly direction 225 feet, more or less, to the point of BEGINNING, and containing 7.71 acres, more or less.

Being the same property conveyed to Katherine Derr, single woman by Warranty deed from John F. Creek and wife, Linda W. Creek of record in Instrument No. 20121108-0103037 Register's Office for Davidson County, Tennessee, dated October 30, 2012 and recorded on November 8, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3299 Union Hill Rd, Joelton, TN 37080-8724.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand( ) this the 13th day of July, 2017.

Katherine Derr

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Katherine Derr** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of July, 2017.

My Commission expires: January 6, 2020

Lauren A Tweel
Notary Public

LAUREN A. TWEEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of July, 2017.

My Commission expires: _____

_____
Notary Public