STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 2017.

Notary Public
MY COMMISSION EXPIRES: 07/06/20
File No. G17-8996D

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans: T20170069262 DEEDWARR
Recvd: 08/10/17 11:34 8 pgs
Fees: 43.00 Taxes: 758.50
20170810-0082046

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Grace A. Hazar, An Unmarried Person (NAME)	newowner (NAME)	030-00-0-036.00 & 030-00-0-231.00
3723 Bear Hollow Road (STREET ADDRESS)	(STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Matthew Exum, Husband and Wife, and Shelly Exum**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grace A. Hazar, An Unmarried Person,** 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:

See the real estate description attached hereto as Exhibit "A".

BEING the same property conveyed to Matthew Exum and wife, Shelly Exum from Barbara K. Wade, by Deed dated December 21, 2009, as Instrument No. 200912210116136, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Ingress/ Egress Easement as recorded in Book 6533, page 943, Register's Office for Davidson County, Tennessee.
2. Upkeep agreement and restrictive covenants as recorded in Book 7119, page 488 and Book 7384, page 605, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3723 Bear Hollow Road, Joelton, TN 37080.

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. Whenever 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/our hand(s) this 4th day of August, 2017.

Matthew Exum — August 04, 2017 Date

Shelly Exum — August 04, 2017 Date

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 Matthew Exum, Husband and Wife, and Shelly Exum, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of August, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND ~~RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-17-03123

EXHIBIT "A"

BARBARA WADE
2.32 ACRES
OFF BEAR HOLLOW ROAD
PROPERTY MAP 30 PARCEL 36

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 30, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 3rd COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE.

LYING SOUTH OF BEAR HOLLOW ROAD, BOUNDED IN GENERAL BY JAMES RANDALL ON THE NORTH; BARBARA K. WADE ON THE EAST (PROPERTY MAP 30 PARCEL 230), SOUTH (PROPERTY MAP 30 PARCEL 216) AND WEST (PROPERTY MAP 30 PARCELS 223 & 231), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN ON THE SOUTH SIDE OF BEAR HOLLOW ROAD IN THE WEST LINE OF JAMES RANDALL (REF. INSTRUMENT#20040220 PAGE 19853 R.O.D.C.- PROPERTY MAP 30 PARCEL 207) THENCE WITH RANDALL'S WEST LINE S02°28'08"W 377.34' TO AN EXISTING IRON PIN; THENCE WITH RANDALL'S SOUTH LINE S86°52'20"E 117.60' TO A POINT, THE TRUE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED TRACT:
THENCE CONTINUING WITH RANDALL'S SOUTH LINE S86°52'20"E 473.58' TO AN EXISTING IRON PIN IN THE WEST LINE OF BARBARA K. WADE'S TRACT (REF. DEED BOOK 10150 PAGE 26 R.O.D.C.- PROPERTY MAP 30 PARCEL 230); THENCE LEAVING RANDALL AND WITH WADE'S WEST LINE S02°28'08"W 349.39' TO AN EXISTING IRON PIN, THE NORTHEAST CORNER OF BARBARA K. WADE (REF. DEED BOOK 7059 PAGE 178 R.O.D.C. – PROPERTY MAP 30 PARCEL 216); THENCE WITH WADE'S NORTH LINE N86°52'20"W 210.00' TO A POINT, THE SOUTH EAST CORNER OF BARBARA K. WADE'S 1.48 ACRE TRACT (REF. DEED BOOK 10150 PAGE 26 R.O.D.C- PROPERTY MAP 30 PARCEL 231).; THENCE WITH WADE'S EAST LINES N02°28'08"E 210.00' TO A POINT; THENCE N86°52'20"W 160.00' TO A POINT; THENCE N02°28'08"E 89.39' TO A POINT; THENCE N86°28'08"W 103.58' TO A POINT, THE SOUTH EAST CORNER OF BARBARA K. WADE (REF. DEED BOOK 10051 PAGE 644 R.O.D.C.- PROPERTY MAP 30 PARCEL 223); THENCE WITH WADE'S EAST LINE N02°28'08"E 50.00' TO THE TRUE POINT OF BEGINNING ,CONTAINING 2.32 ACRES, MORE OR LESS, AND BEING THE BARBARA K. WADE'S PROPERTY AS DESCRIBED IN DEED BOOK 10051 PAGE 644

IN FAVOR OF THE ABOVE PROPERTY IS A NON EXCLUSIVE 50' INGRESS EGRESS AND UTILITY EASEMENT RUNNING FROM BEAR HOLLOW ROAD TO THE SOUTH PROPERTY LINE OF THE ABOVE TRACT AND THEN SUBJECT TO THE ABOVE PROPERTY RUNNING THROUGH THE SOUTH WEST CORNER TO A 1.48 BARBARA WADE TRACT PROPERTY MAP 30 PARCEL 231 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF BEAR HOLLOW ROAD, THE NORTH EAST CORNER OF ROY J. MILLER (DEED BOOK 6479 PAGE 470 R.O.D.C.) PROPERTY MAP 29 PARCEL 337 AND THE NORTH WEST CORNER OF IN SOON GARY (REF. DEED BOOK 8215 PAGE 84 R.O.D.C.) PROPERTY MAP 30 PARCEL 212 THENCE LEAVING BEAR HOLLOW ROAD AND WITH THE CENTER OF A 50' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING WITH THE COMMON LINE OF MILLER AND GARY S53°27'20"W 110.71' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=127°19'56"; RADIUS=51.97'; ARC=115.50'; TANGENT=105.00'; CHORD=S10°12'38"E 93.16' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA= 102°45'34"; RADIUS=63.91'; ARC=114.62'; TANGENT=80.00'; CHORD=S22°29'50"E 99.87' TO A POINT; THENCE S28°52'57"W 384.04' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=59'11'28"; RADIUS=158.46'; ARC=163.70'; TANGENT=90.00'; CHORD=S00°42'47"E 156.52' TO A POINT; THENCE S30°18'31"E 29.74' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=68°31'24"; RADIUS=202.52'; ARC=242.21'; TANGENT=137.95'; CHORD=S03°57'11"W 228.03' TO A POINT; THENCE S38°12'53"W 57.81' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=87°46'36"; RADIUS=109.19'; ARC=167.28'; TANGENT=105.03'; CHORD=S05°40'25"E 151.40' TO A POINT; THENCE S49°33'43"E 44.72' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=11°44'06"; RADIUS=338.33'; ARC=69.30'; TANGENT=34.77'; CHORD=S43°41'57"E 69.18' TO A POINT IN THE NORTH LINE OF THOMAS E. RAY (REF. DEED BOOK 10395 PAGE 488 R.O.D.C.) PROPERTY MAP 30 PARCEL 50; THENCE LEAVING MILLER AND GARY AND RUNNING THROUGH THE RAY PROPERTY AS DESCRIBED IN DEED BOOK 6909 PAGE 350 R.O.D.C. WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=05°08'52"; RADIUS=338.33'; ARC=30.40'; TANGENT=15.21'; CHORD=S35°14'32"E 30.39' TO A POINT; THENCE S32°40'45"E 329.27' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=54°40'35"; RADIUS=162.03'; ARC=154.63'; TANGENT=83.77'; CHORD=S60°01'03"E 148.83' TO A POINT; THENCE S87°21'20"E 122.96' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=43°06'05"; RADIUS=135.70'; ARC=102.09'; TANGENT=53.59'; CHORD=N71°05'37"E 99.70' TO A POINT IN THE WEST LINE OF DONALD R. BUCK (REF. DEED BOOK 10819 PAGE 663 R.O.D.C.); THENCE LEAVING RAY AND RUNNING THROUGH BUCK'S NORTH WEST CORNER AS DESCRIBED IN

DEED BOOK 7024 PAGE 725 R.O.D.C. WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=22°14'11"; RADIUS=135.70'; ARC=52.67'; TANGENT=26.67'; CHORD=N38°25'30"E 52.34' TO A POINT; THENCE N27°18'24"E 152.02' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=51°11'06"; RADIUS=93.95'; ARC=83.93'; TANGENT=45.00'; CHORD=N52°53'57"E 81.17' TO A POINT; THENCE N78°29'30"E 210.11' TO A POINT; THENCE WITH A CURVE TO TH LEFT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=39°06'06"; RADIUS=139.80'; ARC=95.41'; TANGENT=49.64'; CHORD=N58°56'27"E 93.56' TO A POINT; THENCE N39°23'24"E 6.25' TO A POINT IN THE SOUTH LINE OF A BARBARA K. WADE TRACT (REF. DEED BOOK 7059 PAGE 178 R.O.D.C.) PROPERTY MAP 30 PARCEL 216; THENCE LEAVING BUCK AND RUNNING THROUGH WADE'S PROPERTY N39°23'24"E 120.11' TO A POINT; THENCE N37°20'06"E 86.20' TO A POINT; THENCE N28°46'10"E 157.56' TO A POINT; THENCE N20°41'03"E 64.44' TO A POINT; THENCE N08°36'11"W 181.22' TO A POINT IN THE SOUTH LINE OF THE ABOVE TRACT (LOCATED N86°52'20"W 210.00' FROM THE ABOVE TRACT'S SOUTH WEST CORNER); THENCE BEING SUBJECT TO THE 50' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING THROUGH THE SOUTH WEST CORNER OF THE ABOVE TRACT N08°36'11"W 47.99' TO A POINT; THENCE N46°28'36"W 35.06' TO A POINT IN THE EAST LINE OF A BARBARA K. WADE 1.48 ACRE TRACT (REF. DEED BOOK 10150 PAGE 26 R.O.D.C.) PROPERTY MAP 30 PARCEL 231.(LOCATED N02°28'08"E 69.71' FROM THE ABOVE TRACT'S SOUTH WEST CORNER.

BARBARA WADE
1.48 ACRES
OFF BEAR HOLLOW ROAD
PROPERTY MAP 30 PARCEL 231

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 30, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 3rd COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE.

LYING SOUTH OF BEAR HOLLOW ROAD, BOUNDED IN GENERAL BY BARBARA K. WADE ON THE NORTH AND EAST (PROPERTY MAP 30 PARCEL 36); BARBARA K. WADE ON THE SOUTH (PROPERTY MAP 30 PARCEL 216) AND WEST (PROPERTY MAP 30 PARCELS 229), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN ON THE SOUTH SIDE OF BEAR HOLLOW ROAD IN THE WEST LINE OF JAMES RANDALL (REF. INSTRUMENT #20040220 PAGE 19853 R.O.D.C.- PROPERTY MAP 30 PARCEL 207) THENCE WITH RANDALL'S WEST LINE S02°28'08"W 377.34' TO AN EXISTING IRON PIN; THENCE WITH RANDALL'S SOUTH LINE S86°52'20"E 117.60' TO A POINT IN THE WEST LINE OF A BARBARA K. WADE 2.32 ACRE TRACT (REF. DEED BOOK 10051 PAGE 644 R.O.D.C. PROPERTY MAP 30 PARCEL 36; THENCE LEAVING RANDALL AND WITH WADE'S WEST LINE S02°28'08"W 50.00' TO A POINT, THE TRUE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED TRACT:
THENCE CONTINUING WITH WADE'S SOUTH LINE S86°52'20"E 103.58' TO A POINT; THENCE S02°28'08"W 89.39' TO A POINT; THENCE S86°52'20"E 160.00' TO A POINT; THENCE S02°28'08"W 210.00' TO A POINT; IN THE NORTH LINE OF A BARBARA K. WADE TRACT (REF. DEED BOOK 7059 PAGE 178 R.O.D.C.) PROPERTY MAP 30 PARCEL 216; THENCE WITH WADE'S NORTH LINE N86°52'20"W 263.58' TO AN EXISTING IRON PIN, THE SOUTH EAST CORNER OF BARBARA K. WADE'S 2.85 ACRE TRACT (REF. DEED BOOK 10150 PAGE 26 R.O.D.C.) PROPERTY MAP 30 PARCEL 216; THENCE WITH WADE'S SECOND TRACT N02°28'08"E 299.39' TO THE TRUE POINT OF BEGINNING, CONTAINING 1.48 ACRES, MORE OR LESS, AND BEING THE BARBARA K. WADE'S PROPERTY AS DESCRIBED IN DEED BOOK 10150 PAGE 26.

IN FAVOR OF THE ABOVE PROPERTY IS A NON EXCLUSIVE 50' INGRESS EGRESS AND UTILITY EASEMENT RUNNING FROM BEAR HOLLOW ROAD TO THE EAST PROPERTY LINE OF THE ABOVE TRACT AND THEN SUBJECT TO THE ABOVE PROPERTY RUNNING THROUGH THE ABOVE TRACT TO A 2.85 ACRE BARBARA WADE TRACT , PROPERTY MAP 30 PARCEL 229 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER OF BEAR HOLLOW ROAD, THE NORTH EAST CORNER OF ROY J: MILLER (DEED BOOK 6479 PAGE 470 R.O.D.C.) PROPERTY MAP 29 PARCEL 337 AND THE NORTH WEST CORNER OF IN SOON GARY (REF. DEED BOOK 8215 PAGE 84 R.O.D.C.) PROPERTY MAP 30 PARCEL 212.THENCE LEAVING BEAR HOLLOW ROAD AND WITH THE CENTER OF A 50' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING WITH THE COMMON LINE OF MILLER AND GARY S53°27'20"W 110.71' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=127°19'56"; RADIUS=51.97'; ARC=115.50'; TANGENT=105.00'; CHORD=S10°12'38"E 93.16' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA= 102°45'34"; RADIUS=63.91'; ARC=114.62'; TANGENT=80.00'; CHORD=S22°29'50"E 99.87' TO A POINT; THENCE S28°52'57"W 384.04' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:
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DELTA=05°08'52"; RADIUS=338.33'; ARC=30.40'; TANGENT=15.21'; CHORD=S35°14'32"E 30.39' TO A POINT; THENCE S32°40'45"E 329.27' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=54°40'35"; RADIUS=162.03'; ARC=154.63'; TANGENT=83.77'; CHORD=S60°01'03"E 148.83' TO A POINT; THENCE S87°21'20"E 122.96' TO A

POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=43°06'05"; RADIUS=135.70'; ARC=102.09'; TANGENT=53.59'; CHORD=N71°05'37"E 99.70' TO A POINT IN THE WEST LINE OF DONALD R. BUCK (REF. DEED BOOK 10819 PAGE 663 R.O.D.C.); THENCE LEAVING RAY AND RUNNING THROUGH BUCK'S NORTH WEST CORNER AS DESCRIBED IN DEED BOOK 7024 PAGE 725 R.O.D.C. WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=22°14'11"; RADIUS=135.70'; ARC=52.67'; TANGENT=26.67'; CHORD=N38°25'30"E 52.34' TO A POINT; THENCE N27°18'24"E 152.02' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
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COMPILED FROM SURVEY'S BY RANDOLPH L. CHAPDELAINE R.L.S.#1444 IN 1985 AND BY SURVEYS BY OTHERS.