Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0789HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Gordon F. McCammon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of July, 2017.

Brenda Huntsman
Notary Public
Commission Expires: 11/20/18

BILL GARRETT, Davidson County
Trans:T20170073711 DEEDWARR
Recvd: 08/24/17 09:58 4 pgs
Fees:23.00 Taxes:925.00
20170824-0086978

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert C. Helson and Gordon F. McCammon P.O. Box 1372 Gallatin, TN 37066	New Owner	032 00 0 052.00 032 00 0 003.00 032 00 0 180.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Robert C. Helson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gordon F. McCammon, as to a 50% undivided interest, thereby Robert C. Helson retaining a 50% undivided interest

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:

(Parcels 032 00 0 05200 and 032 00 0 18000): A tract of land in the 10th Civil District of Davidson County Tennessee being a portion of Tract No. 4 of the W. C. Talley property, the deed to which is recorded in Book 2538, page 147, R.O.D.C., Tennessee and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Old Hickory Boulevard, said point being at the easterly terminus of a 25.00' radius return from the easterly margin of Brick Church Pike, thence; westerly and northerly with said 25.00' radius return to the right a distance of 49.50' to a point on the easterly margin of Brick Church Pike, thence; with the easterly margin of Brick Church Pike N 01 degrees 56' E a distance of 742.74' to a point, thence; with a 705.41 ' radius curve to the left a distance of 121.62' to a point, thence; N 07 degrees 57' W a distance of 2.05' to a point, thence; leaving the easterly margin of Brick Church Pike with the southerly boundary line of Brick Church Valley Subdivision recorded in Plat Book 3700, Page 139, Plat Book 4175, Page 88, and Plat Book 4595, page 55, R.O.D.C., Tennessee S 86 degrees 22' E a distance of 366.91' to an existing iron pin in concrete, thence; along the easterly boundary line of said subdivision, N 04 degrees 05' E a distance of 914.45' to and existing iron pin in concrete, thence; with the same N 53 degrees 58' E a distance of 210.02' to an existing iron pipe in concrete, thence; along the southerly boundary line of said subdivision, S 87

degrees 46' E a distance of 505.29' to an existing iron pin, thence; with a fence and along the westerly boundary lines of the Z.T. Parrish Property, Recorded in Book 2030, Page 593, R.O.D.C., Tennessee and the A. F. Joslin Property, Recorded in Book 1345, page 596, R.O.D.C., Tennessee S 03 degrees 44' W a distance of 1608.82' to a point on the northerly margin of Brick Church Pike, thence; with the same, westerly with a 2326.33' radius curve to the left a distance of 696.18' to a point, thence; with the same, S 68 degrees 30' W a distance of 332.77' to the point of beginning and containing 32.15 acres as per survey by Parrish-Ragan, Inc., dated March 7, 1974.

Made part of the above described tract is a Tennessee Natural Gas Line easement severing said tract from east to west, and being recorded in book 2492, page 525, R.O.D.C., Tennessee. Also included in the above is a .02 acre cemetery fronting on Brick Church Pike.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM for the purposes of this conveyance is the following described property conveyed to Grace Baptist Church by Theodore H. Lightfoot and Robert J. Baltz, Jr. by deed of record in Book 4800, page 605, Register's Office for Davidson County, Tennessee:

A tract of land in the 10th Civil District of Davidson County, Tennessee being a portion of Tract #2 on the survey of Tract #4, (as surveyed by Parris-Ragan, Inc., dated January 31, 1974) of the W. C. Talley property recorded in Book 2538, page 147, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin on the northerly margin of Old Hickory Boulevard, said iron pin being the southeast corner of the herein described and the southwest corner of the A. F. Joslin Property, recorded in Book 1345, page 596, said Register's Office, said iron pin also being easterly 1028.95' as measured along the northerly margin of Old Hickory Boulevard from the easterly terminus of a 25.00' radius return from the easterly margin of Brick Church Pike, north of Old Hickory Boulevard, thence; westerly with a 2326.33' radius curve to the left a distance of 450.00' to an iron pin thence; leaving said margin of Old Hickory Boulevard westerly and northerly with a 25.00' radius curve to the right a distance of 38.69' to an iron pin on the easterly margin of a proposed (60') relocated road, thence; northwesterly along said proposed road with a 486.00' radius curve to the left a distance of 308.90' to an iron pin, thence; with the same, north 53 degrees 12' west a distance of 112.51' to an iron pin, thence; leaving the easterly margin of said proposed road, north 36 degrees 48' east, a distance of 620.00' to an iron pin, thence; south 87 degrees 40' east, a distance of 414.24' to an iron pin on the westerly boundary line of the aforementioned Joslin Property, thence; with the same south 3 degrees 44' a distance of 737.00' to the point of beginning and containing 10.50 acres as per survey by Parrish-Ragain. Inc., dated February 11, 1974.

Also Including but excluding that portion of the above described tract conveyed to the State of Tennessee in Book 10752, Page 23, said Register's Office.

(Parcel 041 00 0 003.00) A tract of land in the 10th Civil District of Davidson County, Tennessee, being a portion of Tract No. 4 of the W.C. Talley Property, the deed to which is recorded in Book 2538, page 147, Register' s Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Old Hickory Boulevard, said Point being at the westerly terminus of a 25.00' radius return from the westerly margin of Brick Church Pike, thence; with the northerly margin of Old Hickory Boulevard S 68 degrees 30' W, a distance of 197.53' to a point, Hence; with a 3855.76' radius curve to the right a distance of 436.73' to a point on the easterly margin of an abandoned lane, thence; N 1 degrees 51' E a distance of 118.54' to a point on the easterly margin of said lane, thence; N 3 degrees 32' E a distance of 1054.46' to a point in a fence line, thence; with said fence line a southerly boundary of a tract deeded to McDowell Development Corporation in Book 4696, Page 9, Register's Office for Davidson County, Tennessee, S 86 degrees 48' E a distance of 564.87' to a power pole on the westerly margin of Brick Church Pike, thence; with the westerly margin of Brick Church Pike, S 07 degrees 57' F a distance of 12.2' to a point, thence; with a 665.41' radius curve to

the right a distance of 114.80' to a point, thence; S 01 degrees 56' W a distance of 781.78' to a point, thence; southerly and westerly with a 25.00' radius curve to the right a distance of 29.04' to the point of beginning and containing 14.32 acres as per survey by Parrish-Ragan, Inc., dated March 7, 1974.

Made a part of the above described tract is a Tennessee Natural Gas line easement severing the northerly portion of Tract. No. 1, and being recorded in Book 2492, page 525, Register's Office for Davidson County, Tennessee.

Including but excluding that portion of the above described tract conveyed to the State of Tennessee in Book 10752, Page 21, said Register's Office.

Being a portion of the same property conveyed to Gordon F. McCammon and Charles V. Duncan by special warranty deed from The Bank of Nashville of record in Book 9195, page 763 Register's Office for Davidson County , Tennessee, dated 12/20/1993 and recorded on 12/22/1993. (Value or consideration as shown in aforementioned deed $100,000.00.) See also Metro Ordinance No. BL2001-580 abandoning a portion of Brick Church Pike. Being also known as 0 Brick Church Pike Whites Creek, TN 37189. (Parcels 032 00 0 052.00 and 032 00 0 180.00)

Being the same property conveyed to Gordon F. McCammon and Charles V. Duncan by special warranty deed from The Bank of Nashville, a Tennessee banking corporation of record in Book 9159, page 409, Register's Office for Davidson County, Tennessee, dated 11/19/1993 and recorded on 11/22/1993. (Value or consideration shown in aforementioned deed $61,000.00) See also Metro Ordinance No. BL2001-580 abandoning a portion of Brick Church Pike. Being also known as 4204 Brick Church Pike Whites Creek, Tennessee 37189. (Parcel 041 00 0 003.00)

BEING the same property conveyed to Robert C. Helson by deed dated July 28, 2017 from Gordon F. McCammon and Tammy Jo Duncan as Administrator of the Charles V. Duncan Estate and Bradley Charles Duncan as Trustee of the Testamentary Trusts of Charles V. Duncan, of record in Instrument No. 20170803007945 2, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 0 Brick Church Pike, Whites Creek, TN 37189.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of July, 2017.

Robert C. Helson

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert C. Helson** 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 28th day of July, 2017.

Brenda Huntsman
Notary Public
My Commission Expires: 11/20/18

