(1) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans: T20170075529 DEEDWARR
Recvd: 08/30/17 08:42 4 pgs
Fees: 23.00 Taxes: 222.00
20170830-0088952

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 24th day of August, 2017.

Notary Public
My commission expires:

05-1707-67150

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Brook E. Powell	Brook E. Powell	A portion of:
Map 21 Parcel 419 Rawlings Road	4137 Dry Fork Road	021-00-0-343.00
Joelton TN 37080	Whites Creek, TN 37189	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James M. Brinkley, Brenda S. Brinkley, William L. Gifford, Christy B. Gifford, Robert L. Brinkley and Patricia A. Brinkley**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brook E. Powell, a single person,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A tract of land in Joelton, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 05/19/2017, Project Number 14-036 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Beginning at an existing iron pin on the southerly right-of-way of Rawlings Road, 1042 feet more or less west of the intersection of Rawlings Road and Clarksville Pike; said point being the northwesterly corner of Victor Hoover of record in Instrument No. 20070904-0105695 R.O.D.C. TN; said point also being the northeasterly corner of the herein described property; thence,

1. Leaving said southerly right-of-way of Rawlings Road and with the westerly boundary of Victor Hoover S 04°24'03" W 279.51 feet to an existing iron pin; thence,

2. S 02°30'39" E 182.33 feet to an existing iron pin; thence,

3. S 06°52'27" E 99.40 feet to an existing iron pin; thence,

4. S 12°02'07" E 129.76 feet to an existing iron pin at the northwesterly corner of Eric Melcher & Katherine Panebianco of record in Instrument Number 20030905-0129994 R.O.D.C. TN; thence,

4. With the westerly boundary of Eric Melcher & Katherine Panebianco S 11°23'11" E 200.16 feet to an iron pin set; thence,

5. Leaving said Eric Melcher & Katherine Panebianco and with a new line S 82°20'50" W 367.02 feet to an iron pin set; thence,

6. N 07°34'43" E 281.39 feet to an iron pin set at an existing fence corner post, said point also being the southeasterly corner of Johnny Biggs, et ux of record in Deed Book 5940, Page 1, R.O.D.C. TN; thence,

7. With the easterly boundary of Johnny Biggs N 07°20'30" E 676.38 feet to an existing iron pin on the southerly right-of-way of Rawlings Road; thence,

8. With said southerly right-of-way of Rawlings Road S 84°03'27" E 176.14 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 220,850 square feet or 5.07 acres, more or less.

Together with a Declaration of Joint Easements for Ingress and Egress and Utilities more particularly described in the instrument of record in Instrument No. 20080512-0049015

Being part of the same property conveyed to GBBB General Partnership, a Tennessee General Partnership comprised of James M. Brinkley, Brenda S. Brinkley, William L. Gifford, Christy B. Gifford, Robert L. Brinkley and Patricia A. Brinkley by deed from Joseph K. Hach, a married man and Phila R. Hach, an unmarried woman, as joint tenants with right of survivorship as to Tract No. 1, and Joseph K. Hach, a married man, as to Tract No. 2, dated July 7, 2005, recorded July 12, 2005, of record in Instrument No. 20050712-0080767, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James M. Brinkley and Brenda S. Brinkley, and William L. Gifford and Christy B. Gifford, and Robert L. Brinkley and Patricia A. Brinkley by Quitclaim Deed from GBBB General Partnership, a Tennessee General Partnership comprised of James M. Brinkley, Brenda S. Brinkley, William L. Gifford, Christy B. Gifford, Robert L. Brinkley and Patricia A. Brinkley, dated June 29, 2017, recorded July 5, 2017, of record in Instrument No. 20170705-0067608, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and assumed by Grantors; Joint easements for ingress, egress and utilities of record in Instrument No. 20080512-0049015; Subject to the flow of a creek as shown in Instrument No. 20050712-0080767; Subject to unrecorded plat as referenced in Instrument No. 20050712-0080767; Boundary line agreement of record in Book 3677, Page 256; Right-of-way to Rawlings Road; all matters shown on survey by Daniels & Associates, Inc. dated May 19, 2017, Project Number 14-036 performed by Gregory E. Daniels, TN R.L.S. #1489; and all of record in Register's Office for Davidson County, Tennessee.

This property is improved property known as Map 21 Parcel 419 Rawlings 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of August, 2017.

James M. Brinkley

Brenda S. Brinkley

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James M. Brinkley and Brenda S. Brinkley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 24th day of August, 2017.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19



WITNESS my hand this 24th day of August, 2017.

William L. Gifford

Christy B. Gifford

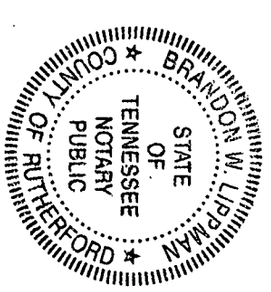
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William L. Gifford and Christy B. Gifford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 24th day of August, 2017.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19



WITNESS my hand this 23 day of August, 2017.

Robert L. Brinkley

Patricia A. Binkley

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert L. Binkley and Patricia A. Binkley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Horn Lake, MS, this 23 day of August, 2017.

Notary Public
State of Mississippi at Large

My Commission expires:

STATE OF MISSISSIPPI
SHAVONDA GARRETT
NOTARY PUBLIC
ID No. 97552
MY COMMISSION EXPIRES
NOV. 3, 2018
DESOTO COUNTY