BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 29574 **DEEDWARR**
11/27/2017 10:03:36 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20171127-0120423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Ethan Huffard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF Nov, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethan Huffard and Carla Huffard	Pinnacle Bank	
(NAME)	(NAME)	
6127 Pettus Road	150 3rd Avenue South, Suite 900	181-00-0-152.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(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, WE, **JAMES W. BAKKE AND WIFE, LORI J. BAKKE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ETHAN HUFFARD AND CARLA HUFFARD, HUSBAND AND WIFE,** 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 2nd Civil District of Davidson County, Tennessee described as follows:

Beginning at an iron rod in the Westerly margin of Pettus Road, said point being N 33 degrees-28'-41" E, 1403.63 feet along the Westerly margin of Pettus Road from the Northerly line of the Elmo Murray Potts Property as of record in Book 4037, Page 359, R.O.D.C., TN;

Thence, N 39 degrees-29'-33" W, 70.71 feet to an iron rod;

Thence, N 84 degrees-29'-33" W, 500.20 feet to an iron rod;

Thence, N 03 degrees-59-10" E, 176.93 feet to an iron rod in an old fence;

Thence, generally along said fence S 86 degrees-00'-50" E, 614.79 feet;

Thence, leaving the aforementioned fence S 04 degrees-02'-52" W, 126.42 feet to an old iron rod;

Thence, S 83 degrees-28'-41" W, 150.00 feet to the point of Beginning and Containing 7.01 acres, more or less.

Being the same property conveyed by Quitclaim Deed from Roger D. Christenson to James W. Bakke and wife Lori J. Bakke, as recorded on the 19th day of December, 1997 in Deed Book 10727, Page 232 and Warranty Deed from William E. Mustin and wife, Diann L. Mustin to James W. Bakke and Roger D. Christenson, Married Persons, as recorded on the 18th day of September, 1995 in Deed Book 9797, Page 255, in the Register's Office of Davidson County, Tennessee.

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 6127 Pettus Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22 day of November, 2017

JAMES W. BAKKE

LORI J. BAKKE

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 James W. Bakke and Lori J. Bakke, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of November, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 5, 2021

Notary Public