Bill Garrett Davidson County
Batch# 56186 DEEDWARR
02/07/2018 12:44:30 PM 6 pgs
Fees: $33.00 Taxes: $148.00
20180207-0012398

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Emily S. Choate
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF February, 2018.

Notary Public

(Affix Seal)

My Commission Expires: 11-23-20

LARHONDA H. MAXEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

DOUGLAS S. HALE
HALE AND HALE, PLC
198 East Main Street, SUITE 200
FRANKLIN, TN 37064

ADDRESS OF NEW OWNER:

Gregory A. Collins
8050 Old Pond Creek Road
Pegram, Tennessee 37143

SEND TAX BILLS TO:

Same

MAP/PARCEL

Map 100
Parcel 009.0

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION by the hereinafter named GRANTEE, and no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **EMILY SUE CHOATE** (hereinafter the "GRANTOR"), hereby transfers and conveys unto **GREGORY A. COLLINS**, (hereinafter called the "GRANTEE"), his heirs and assigns, in fee simple, all of Grantors' rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO, WHICH IS INCORPORATED BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

This is improved property containing 21.34 acres, more or less, known as 8050 Old Pond Creek Road, Pegram, Tennessee 37143.

TO HAVE AND TO HOLD the said tract or parcel of land, subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of pubic record, and all matters shown on the survey prepared by Randolph L. Chapdelaine, RLS No. 1444, dated September 27, 2017, a copy of which is attached hereto, incorporated herein by reference and marked as **EXHIBIT B**, including, but not limited to, that certain easement shown thereon granting access to the Dwayne Choate property by Old Orchard Road, together with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her successors and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 6 day of February, 2018.

Emily S Choate

EMILY S. CHOATE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, Emily S. Choate, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Franklin, Tennessee, this 6th day of February, 2018.

LaChonda H. Maxey

Notary Public

My commission expires: 1-23-2020

LARHONDA H. MAXEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
(Page 1 of 2)

EMILY S. CHOATE

21.34 ACRES

OFF OLD POND CREEK ROAD

PROPERTY MAP 100 PARCEL 9

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 100, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY JACK L. JAKOBIK ON THE WEST; INDIAN CREEK PARTNERS EMILY S. CHOATE'S 14.68 ACRE TRACT ON THE NORTH; JENNIFER LYNNE OAKLEY FAMILY AND DWAYNE CHAOTE ON THE EAST; DWAYNE CHOATE, HENRY E. BENNETT AND JACK L. JAKOBIK ON THE SOUTH; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN A FENCE (N653997.034 E1678704.628) , THE SOUTHEAST CORNER OF JACK L. JAKOBIK (REF. INSTRUMENT# 20151222 PAGE 0128519 R.O.D.C.- PLATBOOK 9700 PAGE 893 – PROPERTY MAP 100 PARCEL 81) AND BEING IN THE NORTH LINE OF A SECOND JACOBIK TRACT (REF. INSTUMENT# 20151207 PAGE 0123169 R.O.D.C.- PROPERTY MAP 100 PARCEL 95) THENCE WITH JAKOBIK'S INITIAL TRACT EAST LINES N17°01'35"E 37.00' TO AN EXISTING IRON PIN (CHAPDELAINE) AT A UTILITY POLE; THENCE N35°10'32"E 169.50' TO AN EXISTING IRON PIN "CHAPDELAINE"; THENCE N33°30'00"E 143.00' TO AN EXISTING IRON PIN, "CHAPDELAINE"; THENCE N49°30'00"E 94.00' TO AN EXISTING IRON PIN "CHAPDELAINE "; THENCE N69°25'00"E 91.00' TO AN EXISTING IRON PIN "CHAPDELAINE"; THENCE S87°30'00"E 67.00' TO AN EXISTING IRON PIN "CHAPDELAINE"; THENCE S86°45'00"E 38.00' TO AN EXISTING IRON PIN " CHAPDELAINE, THE WESTERLY LINE OF EMILY CHOATE'S 14.68 ACRE TRACT; THENCE WITH SAID 14.68 ACRE TRACT, S00°03'12"W 117.65' TO AN IRON PIN SET IN A HOLLOW; THENCE RUNNING DOWN THE HOLLOW FRO THE FOLLOWING 15 CALLS TO IRON PINS SET THIS SURVEY AS FOLLOWS:

S83°08'44"E 117.44'; S84°01'38"E 95.47'; N85°11'32"E 125.49'; N68°10'29"E 133.63'; N72°26'00"E 134.19'; N71°56'31"E 186.31'; N84°41'54"E 107.06'; N70°56'56"E 58.41'; N58°18'23"E 160.61'; N71°31'48"E184.51'; N80°18'25"E 163.31'; N89°01'12"E 200.63'; S87°34'00"E 127.07' TO AN IRON PIN SET IN THE WEST LINE OF JENNIFER LYNNE OAKLEY FAMILY (REF. INSTRUMENT# 20170120 PAGE 006583 R.O.D.C.- PROPERTY MAP 100 PARCEL 11); THENCE WITH OAKLEY'S WEST LINE S07°48'40"W 310.86' TO AN EXISTING IRON PIN "CHAPDELAINE", THE NORTHEAST CORNER OF DWAYNE CHOATE (REF. DEED BOOK 8822 PAGE 895 R.O.D.C.- PROPERTY MAP 113 PARCEL 7); THENCE WITH DWAYNE CHOATE'S NORTH LINES N85°11'10"W 119.22' TO AN IRON PIN SET IN A HICKORY STUMP; THENCE S68°08'03"W 49.49' TO AN EXISTING IRON PIN, "CHAPDELAINE"; THENCE S74°15'15"W 319.99' TO A 30" WHITE OAK IN A FENCE; THENCE S68°35'45"W 233.82' TO AN EXISTING IRON PIN, "CHAPDELAINE"; THENCE S03°42'28"E 238.69' TO AN IRON PIN SET IN A FENCE; THENCE S80°11'34"W 490.00' TO AN EXISTING IRON PIN, "CHAPDELAINE" AT A 12" WHITE OAK, THE NORTHEAST CORNER OF HENRY E. BENNETT (REF. DEED BOOK 9017 PAGE 728 R.O.D.C. –PROPERTY MAP 113 PARCEL 114); THENCE WITH BENNETT'S

E S C

NORTH LINES FOLLOWING AN ANCIENT FENCE, S77°49'18"W 180.98' TO AN IRON PIN SET; THENCE N86°49'31"W 67.56' TO AN IRON PIN SET; THENCE N79°10'48"W 206.68' TO AN IRON PIN SET; THENCE N71°04'55"W 94.38' TO AN IRON PIN SET; THENCE N70°24'18"W 150.61' TO AN IRON PIN SET; THENCE N63°03'11"W 187.70' TO AN IRON PIN SET, THE NORTHEAST CORNER OF THE AFOREMENTIONED JACK JAKOBIK SECOND TRACT; THENCE WITH JAKOBIK N71°16'49"W 137.93' TO THE POINT OF BEGINNING, CONTAINING 21.34 ACRE, MORE OR LESS, AND BEING THE SOUTHERN PORTION OF DONALD W. CHOATE AND EMILY S. CHOATE AS RECORDED IN INSTRUMENT#20111014 PAGE 0079953, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED SEPTEMBER 27, 2017.

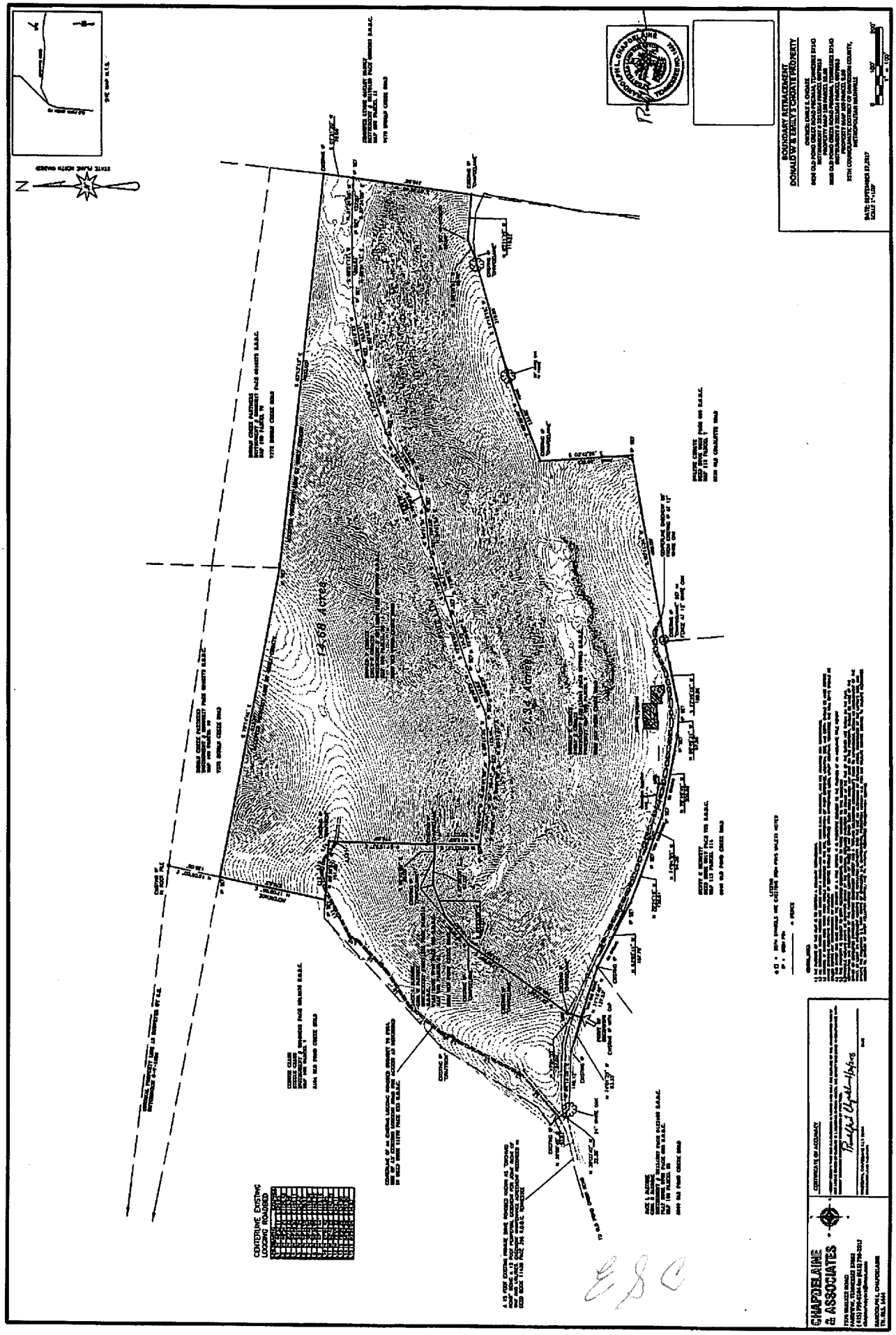
THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

IN FAVOR OF AND SUBJECT TO THE ABOVE TRACT IS A NON-EXCLUSIVE 15' PRIVATE DRIVE ROADBED FOR INGRESS-EGRESS AND UTILITIES, KNOWN AS "ORCHARD ROAD" FROM OLD POND CREEK ROAD TO AN THROUGH THE ABOVE TRACT AS DESCRIBED IN DEED BOOK 11438 PAGE 398 R.O.D.C.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DONALD W. CHOATE AND WIFE, EMILY S. CHOATE FROM PEGGY D. MATHES, ADMINISTRATOR FOR THE ESTATE OF FLOY ELIZABETH HUGHES BY DEED OF RECORD IN INSTRUMENT NO. 20100722-0057178, DONALD W. CHOATE HAVING SINCE DIED VESTING HIS INTEREST BY OPERATION OF LAW TO HIS WIFE, EMILY S. CHOATE; AND FROM HENRY E. BENNETT BY DEED OF RECORD IN INSTRUMENT NO. 20111014-0079953, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

E & C

EXHIBIT B



CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

