Prepared by: Matthew J. Ellis, Attorney, BATSON NOLAN PLC, 121 South Third Street, Clarksville, TN 37040.

KAREN ROTTERO GRIFFING
TRUSTEE
KAREN ROTTERO GRIFFING TRUST

Bill Garrett Davidson County
Batch# 86234 DEEDWARR
04/30/2018 11:57:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180430-0040389

TO: WARRANTY DEED

DUSTIN ROTTERO

THIS DEED OF REALTY, executed as of the 20th day of April, 2018, by Grantor, KAREN ROTTERO GRIFFING, TRUSTEE OF THE KAREN ROTTERO GRIFFING TRUST, to Grantee, DUSTIN ROTTERO, a married man, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him and to his heirs and assigns forever, in fee simple, certain realty situated in the Davidson County, Tennessee, being bounded and described as follows:

> LYING and being in the 14th Civil District formerly the 24th Civil District of Davidson County, being known as Tract No. 4 of the property of William Minton Parrish and wife, and described according to a copy of the survey thereof made by C. J. Carney, Surveyor, July 28, 1956 as follows:
>
> BEGINNING in the center line of Gray's Point Road at the corner of tracts 4 and 5, thence North 5° West, 550.8 feet to an iron pin; thence, North 45°, 45' West, 341.2 feet to an iron pin; thence, North 12° east, 793 feet to an iron pin; thence, North 12° East 95 feet to an iron pin; thence, North 48° East, 425 feet to an iron pin; thence, North 65°, 30' East, 33 feet to an iron pin in the center line of Spring Branch; thence, continuing with said Branch, South 24°, 30' East, 297 feet, South 45°, 30' East, 264 feet, South 88° East, 92.5 feet to the Northwest corner of the C.D. Cole property; thence, with Cole's line along a fence South 11°, 15' East, 1,343 feet to an iron pin which is North of the North margin of Gray's Point Road; thence, South 77°, 45' West, partly along the center line of Gray's Point Road, 996 feet to the corner of tracts 4 and 5, the point of beginning, containing 37.35 acres more or less.
>
> Included in the aforementioned description but expressly excluded from current Map 29, Parcel 363 is the following described property now known as Map 29, Parcel 49:
>
> LAND in the 14th Civil District of Davidson County, Tennessee, said tract is a portion of Tract 4 of the property conveyed to Ray A. Rottero and wife, Mozelle McMahan Rottero by William Minton Parrish and wife, Violet Reich Parrish, by deed of record in Deed Book 2618, page 463, Register's Office for Davidson County, Tennessee: BEGINNING at an iron pin (old) in the North margin of Grays Point Road, said pipe being the most Southeast corner of Ray Rottero as appears in Deed Book 2618, page 463, Register's Office for Davidson County, Tennessee and also being the most Southwest corner of Howard Holland as appears in Deed Book 4465, page 622, Register's Office for Davidson County, Tennessee and continuing as follows: with the North margin of Grays Point Road N. 85° 15' 09" West 100.36 feet to a point, S. 87° 03' 53" West 113.00 feet to a point and S. 84° 14' 36" W. 169.79 feet to an iron pin (new), a new corner to Mozelle Rottero, thence with a new line to Rottero, N. 14° 36' 58" W. 316.93 feet to an iron pin (new), and N. 40° 10' 18" East 599.40 feet to an iron pin (new), a

new corner to Rottero in the line of Howard Hollard, thence with the West line of Holland, S. 5° 43' 05" East 753.93 feet to the point of beginning, containing 5.02 acres as per survey by Jack L. Head, RLS Tenn. No. 670, whose address is 2127 Memorial Blvd., Springfield, Tennessee, dated December 3, 1993.

Being the same property conveyed to Mozelle M. Rottero and John D. Rottero, Trustees of The Mozelle M. Rottero Living Trust, established by the Revocable Trust Agreement of Mozelle M. Rottero, dated December 6, 2007, by deed from Mozelle M. Rottero, of record as Instrument No. 20100503-0033365, Register's Office for Davidson County, Tennessee. Mozelle M. Rottero died October 3, 2017. Upon the death of Mozelle M. Rottero, John D. Rottero became the sole Trustee of said Mozelle M. Rottero Living Trust.

Being the same property conveyed to Karen Rottero Griffing, Trustee of the Karen Rottero Griffing Trust, by Trustee's Quitclaim Deed dated March 28, 2018 from John D. Rottero, Trustee of The Mozelle M. Rottero Living Trust, established by the Revocable Trust Agreement of Mozelle M. Rottero, dated December 6, 2007, and recorded April 2, 2018 at 4:08 PM of record as Instrument No. 20180402-0030692, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2018 taxes which Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence, in the Register's Office for Davidson County, Tennessee, if any; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the day written first herein.

GRANTOR:

Karen Rottero Griffing

KAREN ROTTERO GRIFFING, TRUSTEE
OF THE KAREN ROTTERO GRIFFING TRUST

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Karen Rottero Griffing, Trustee of the Karen Rottero Griffing Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 20th day of April, 2018.

My Commission Expires:

5-10-2021

Notary Public

MARTHA J. OGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Property Owners Name
and Mailing Address:

DUSTIN ROTTERO
4220 Grays Point Road
Joelton, TN 37080

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

Property Address:

0 Grays Point Road
Joelton, TN 37080

Map and Parcel No.:

029 00 0 363.00

STATE OF TENNESSEE, MONTGOMERY COUNTY:
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $50.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 20th day of April, 2018.

NOTARY PUBLIC, My Commission Expires: 5-10-2021

STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MARTHA J. OGLE