Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 18-1463
Parcel ID: 178-00-0-067 & 178-00-0-027

Property Address:
9467 Little East Fork Road, Franklin, TN 37064

Karen Y Johnson Davidson County
Batch# 151988 DEEDWARR
10/17/2018 10:04:39 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50

20181017-0102826

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New Owner

Grantee's Name, Address:
Bryan & Murray Kimball
9467 Little East Fork Road
Franklin, TN 37064

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **ROBERT D. FULCHER III, aka ROBERT D. FULCHER, an unmarried man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **BRYAN R. KIMBALL and MURRAY M. KIMBALL, a married couple**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Tract One:
Beginning at a point said point being North 23 degrees 31 minutes 49 seconds West 50 feet from the point of beginning as established by the deed of record in Book 6970, page 267 of the Register's Office of Davidson County wherein Elmer Jones, et ux conveyed a parcel of land to Richard A. Dreves, et ux, thence North 63 degrees 13 minutes 30 seconds West a distance of 187.22 feet to a point; thence North 66 degrees 12 minutes 59 seconds West a distance of 274.00 feet to a point; thence North 70 degrees 16 minutes 59 seconds East a distance of 498.52 feet to a point, thence North 21 degrees 10 minutes 36 seconds West a distance of 359.07 feet to a point; thence North 75 degrees 25 minutes 27 seconds West a distance of 189.71 feet to a point; thence South 53 degrees 41 minutes 06 seconds West a distance of 666.44 feet to an iron pin in a rock ledge, thence southwardly 21.5 feet to a point in Little East Fork Creek; thence running in Little East Fork Creek South 60 degrees 33 minutes 05 seconds East a distance of 207.95 feet to a point; thence South 66 degrees 12 minutes 59 seconds East a distance of 488.08 feet to the point, thence South 63 degrees 13 minutes 30 seconds East a distance of 185.91 feet to the point of beginning and containing 6.90 acres, more or less.

There is also included in this conveyance an easement for ingress and egress and utilities to the above-described property with said easement being more fully described by instrument of record in Book 10271, page 26, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to ROBERT D. FULCHER , III and wife, Eleanor W. Fulcher, by Deed dated November 19, 1996 from RICHARD A. DREVES and wife, DEBORAH A. DREVES, recorded November 26, 1996, in Book 10271, Page 41, in the Official Records of Davidson County, Tennessee. Eleanor W. Fulcher died on August 26, 2017 and said property vested to Robert D. Fulcher, III as survivng Tenant by the entirety.

Tract Two:
Being a parcel of Land located in Davidson County, Tennessee, said parcel being a portion of the land conveyed to Elmer A. Jones, ETUX, as recorded in Book 4843, Page 965, R.O.D.C., TN, and being more particularly described as follows:

Beginning at an old iron rod South of the Little East Fork Creek, said point being a common comer to Linda F. Burnsed, as recorded in Instrument Number 20020730-0091110, and being 498.5 feet South of the Southerly margin of Highway 96;
Thence, with said Burnsed Property, South 18 Degrees 31 Minutes 55 Seconds West 299.25, feet to an old iron rod, a common corner with Gary and Anita Christy;
Thence, South 67 Degrees 18 Minutes 47 Seconds West 85.42, feet to an 8" Hickory at a fence break;
Thence, South 65 Degrees 26 Minutes 41 Seconds West, 304.54 feet to a point in a fence line, a common corner with Mary Linton Little as recorded in Instrument Number 20000821-0082226, R.O.D.C., TN, and Jane M. Cleveland as recorded in instrument Number 20060419-0044918, R.O.D.C., TN;
Thence, with said Cleveland's East Line, North 64 Degrees 28 Minutes 40 Seconds West, 136.71 feet to an old iron rod, a common corner between said Cleveland and Robert D. Fulcher, Etux, as recorded in Book 10271, Page 41, R.O.D.C., TN;
Thence, with said Fulcher's South Line, North 53 Degrees 16 Minutes 24 Seconds East, 672.03 feet passing an old witness iron rod at 666.44 feet;
Thence, South 63 Degrees 48 Minutes 39 Seconds East 39.73 feet to the Point of Beginning and containing 94,976 Square Feet or 2.18 Acres.

Being the same property conveyed to Robert D. Fulcher and wife, Eleanor W. Fulcher by Special Warranty Deed from M. Jane Cleveland, dated June 23, 2007, and recorded June 26, 2007, of record in Instrument No. 20070626-0076060, Register's Office for Davidson County, Tennessee. Eleanor W. Fulcher is now deceased and said property is vested to Robert D. Fulcher as surviving tenant by the entirety.

This is improved property known as, 9467 Little East Fork Road, Franklin, TN 37064.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I are lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2018 Davidson County property taxes are a lien not yet due and payable.

2. The flow and overflow of those creeks running along or through the subject property, and the rights of others to the waters of said creek.

3. Right-of-way easement ingress, egress and utilities as contained in Book 10271, page 26, and in Book 6970, page 265, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signatures, this 13 day of September, 2018.

ROBERT D. FULCHER, III, AKA ROBERT D. FULCHER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **ROBERT D. FULCHER, III, AKA ROBERT D. FULCHER,** with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he, executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this 13 day of September, 2018.

Notary Public

My Commission Expires:
2-18-19

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $535,000.00.

Affiant

SWORN TO and subscribed before me on this 13 day of September, 2018.

Notary Public

My Commission Expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021