File No. 251001648

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Kathy J Byers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2005.

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 11/28/05 12:28 2 pgs
Fees:13.00 Taxes:888.00

20051128-0142805

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry D. Flatt	Larry D. Flatt	033-00-0-076.00
(NAME)	(NAME)	
1171 Campbell Road	Same	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Larry Highsmith et ux, Joyce Highsmith**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry D. Flatt, and Wife, Teresa A. Flatt, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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 the 10th Civil District of Davidson County, Tennessee, and described according to a survey made by H. B. Fowlkes, August, 1947, as follows:

Beginning in the center of Campbell Road, the northwest corner of Old Center School Property (the old building); running thence north 85° west 60 feet; thence south 23° 34' 396 feet to an iron stake, J. L. Frank's property; thence 87° 35' east 304 feet to the center of an abandoned road; thence with the center of said road, north 3° 15' east 267 feet; thence north 86° 7' west 108 feet, (the southerly boundary of Old Center School Lot) to an iron stake; thence north 4° 5' east 101 feet to the center of Campbell Road and the point of beginning, containing 1.75 acres of land.

Being the same property conveyed to Larry Highsmith et ux, Joyce Highsmith, by deed from F. Robert Bell et ux, Edna S. Bell, of record in Book 6937, Page 657, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1171 Campbell Road, Goodlettsville, TN 37072
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 22nd day of November, 2005.

Witness my/our hand(s) this 22nd day of November, 2005.

Larry Highsmith

Joyce Highsmith

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 LARRY HIGHSMITH et ux, JOYCE HIGHSMITH, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that THEY executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 22nd day of November, 2005.

Commission expires: _____

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Notary Public

File Number: 251001648

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072