File No. 60160

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July 19 2008

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glen M. Davis	Fifth Third Mortgage Company	18-16-139.00
(NAME)	(NAME)	
401 Moncrief Avenue	5050 Kingsley Drive, MD 1MOB 2X	18-15-014.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Cincinnati, OH 45263	
(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, Judy A. Garrett, trustee and Floyd T. Adams, Sr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glen M. Davis and wife, Marsha J. Davis, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 401 Moncrief Avenue, 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 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 31st day of March, 2006.

Davidson County DEEDWARR
Recvd: 04/05/06 12:57 2 pgs
Fees:13.00 Taxes:444.00
20060405-0039088

Judy A. Garrett, Trustee

Floyd T. Adams, Sr.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy A. Garrett, Trustee and Floyd T. Adams, Sr., the bargainor(s), 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 this 31st day of March, 2006.

Commission expires:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July 19 2008

Notary Public

File No. 60160

EXHIBIT A

Two tracts of land in the 10th Civil District of Davidson County, Tennessee, now the 11th Councilmanic District and City of Goodlettsville, and more particularly described according to a survey by Stanfor & Associates, Inc., more particularly by Wayne S. Cooper, Sr., Surveyor, 1408 Columbia Avenue, Franklin, Tennessee, January 20, 1973, as follows:

Tract I:
Beginning at a point on the northerly side of Moncrief Avenue, common corner to the Adams property; thence North 68 degrees 41' East 200 feet to a point; thence North 73 degrees 46' East 50 feet to a point; all along said Moncrief Avenue, and said point being a common corner to the Ray Busby property; thence North 5 degrees 39' 05" West 411.33 feet to a point; thence North 80 degrees 57' 50" West 425.54 feet to a point; thence North 84 degrees 5' West 35.5 feet to a point; thence South 61 degrees 30' West 19.4 feet to a point and common corner with the Adams property; thence South 26 degrees 44' 25" East 623.76 feet to the point of beginning.

Tract II:
Beginning at the northwest corner of Tract I, thence South 61 degrees 30' West 81.5 feet to a point; thence North 26 degrees 11' West 15 feet to the margin of Moncrief Avenue; thence with the margin of said Moncrief Avenue North 36 degrees 59' East 88.5 feet to a point; thence South 28 degrees 58' East 52 feet to the point of beginning.

Both tracts of land containing 4.09 acres, more or less.

Being the same property conveyed to Judy A. Garrett, as trustee for the use and benefit of all six (6) of my children, in equal shares, share and share alike, per stirpes, but subject to a life estate reserved to the grantor, Floyd T. Adams, Sr. by quitclaim deed from Beverley S. McElvain, dated September 14, 1989, of record in Book 7956, page 176, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.