WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120037066 DEEDWARR
Recvd: 05/21/12 10:39 2 pgs
Fees:13.00 Taxes:92.50
20120521-0043684

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Ernest Harper, Partner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2012.

Deborah L. Baxter
Notary Public

MY COMMISSION EXPIRES: 6/22/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mule Train Farms, a partnership composed of Lonnie Harper and Ernest Harper	Mule Train Farms, a partnership composed of Lonnie Harper and Ernest Harper	06302006400
(NAME)	(NAME)	
1427 Mohawk Trail	3612 Baggett Rd	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Springfield, TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20120615

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Roger L. Newland**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mule Train Farms, a partnership composed of Lonnie Harper and Ernest Harper**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

BEING the Northerly ½ of Lot No. 54 and all of Lot No. 55 on the Map of Nawakwa Hills Powwow Addition, Section 2, as of record in Book 974, page 10, Register's Office for said County

Said part of Lot No. 54 and all of Lot No. 55 fronts together 75 feet on the Easterly side of Whoopee Trail and run back between parallel lines 150 feet to a dead line.

BEING all of the same property conveyed to James Newland and Roger Newland by Warranty Deed from Edward R. Appleby and wife, Sandra Appleby dated August 18, 1989 and filed of record in Book 7920, Page 557, Register's Office for Davidson County, Tennessee. The said James Newland died testate and under the terms of his will, which will appears of record in Will Book 177, page 384, County Court Clerk's Office for Davidson County, Tennessee, he devised his interest in subject premises to his sons, Robert L. Newland and Larry E. Newland. Larry E. Newland conveyed his interest in said land to Roger L. Newland by Quitclaim Deed dated March 12, 1992 and filed of record in Book 8576, page 299, Register's Office for said County

unimproved ☐

This is improved ☒ property, known as 1427 Mohawk Trail, Madison, TN 37115

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of May, 2012.

Roger L. Newland

Roger L. Newland

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Roger L. Newland, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Roger L. Newland executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of May, 2012.

Commission expires: 4/22/2015

Deborah L. Baxter

Notary Public

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.