BILL GARRETT, Davidson County
Trans:T20130064714 DEEDWARR
Recvd: 07/29/13 15:57 4 pgs
Fees:23.00 Taxes:691.44
20130729-0078858

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No
ROBERT J. WINGO, et ux ROBERT J. WINGO, JR., et ux 1277 Potter Lane Gallatin, TN 37066	Same	02500009100

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORAH SUE WILLIAMS, Sole Heir at Law and Devisee under the Last Will and Testament of JACK E. WILLIAMS, Deceased,** has this day bargained and sold, and does hereby transfer and convey unto the said **ROBERT J. WINGO AND WIFE, JUDY S. WINGO, an undivided one-half interest, and ROBERT J. WINGO, JR. AND WIFE, AMY GIPSON WINGO, an undivided one-half interest,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract or parcel of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEGINNING at an iron pin (new), in the westerly margin of Dry Creek Road, a corner of a tract of land which belongs to James L. Stockton, Jr., having a deed referenced in Deed Book 3157, Page 579, RODCT, the most easterly northeast corner of this tract, and continuing with the boundary of said tract of land which belongs to James L. Stockton, Jr., as follows:

S 34°12' 00" W, 35.19 feet to an iron pin (new); thence, S 88°10' 00" W, 75.00 feet to a fence post (old); thence, S 21°43' 18" W, 227.50 feet to a fence post (old); thence, S 23° 43' 42" E, 603.35 feet to a 48 inch oak tree; thence, N 66° 36' 59" E, 192.52 feet to a 12 inch tree, a corner of said tract of land which belongs to James L. Stockton, Jr. in the westerly boundary of a tract of land which belongs to Ronald G. Haynes, having a deed reference in Instrument No. 20060925-0118677, RODCT; thence, S 03° 28' 58" W, 659.16 feet to an iron pin (old), a corner of said tract of land which belongs to Ronald G. Haynes, in the northerly boundary of a tract of land which belongs to Robert A. Jones, having a deed reference in Instrument No. 20030825-0122985, RODCT; thence, N 86° 00' 00" W, passing a common

corner of said tract of land which belongs to Robert O. Jones, and a tract of land which belongs to Joseph C. Longway, having a deed reference in Instrument No. 20130211-0013916, RODCT, and continuing on passing a common corner of said tract of land which belongs to Joseph A. Longway, and a tract of land which belongs to Edward Bortle, having a deed reference in Instrument No. 20080421-0040439, RODCT, continuing on passing a common corner of said tract which belongs to Edward Bortle, and a tract of land which belongs to Donald Hugh Galloway, having a deed reference in Deed Book 4298, Page 8, RODCT, and continuing on passing a common corner of said tract of land which belongs to Donald Hugh Galloway, and a tract of land which belongs to Larry Townsend, having a deed reference in Deed Book 8339, Page 920, RODCT, and continuing on passing a common corner of said tract of land which belongs to Larry Townsend, and a tract of land which belongs to Kevin W. Tucker, having a deed reference in Instrument No. 20030127-0010599, RODCT, and continuing on passing a common corner of said tract of land which belongs to Kevin W. Tucker, and a tract of land which belongs to Constantine L. Fenderson, having a deed reference in Deed Book 7270, Page 628, RODCT, and continuing on in all, 908.66 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to Constantine L. Fenderson, a corner of a tract of land which belongs to Capitol Bank, having a deed reference in Instrument No. 20130222-0017912, RODCT; thence with the boundary of said tract of land which belongs to Capitol Bank, as follows: N 06°00'00" W, 400.00 feet to an iron pin (new); thence, N 53°28'00" W, 116.60 feet to an iron pin (new); thence, N 78°46'59" W. 244.92 feet to an iron pin (new), a corner of said tract of land which belongs to Capitol Bank, in the easterly boundary of a tract of land which belongs to Alex W. Heughan, having a deed reference in Deed Book 9379, Page 821, RODCT; thence, N 01°09'11"E, 749.85 feet to a point in Dry Creek, in the easterly boundary of said tract of land which belongs to Alex W. Heughan, a corner of a tract of land which belongs to Ernest Seaton, having a deed reference in Deed Book 5585, Page 201, RODCT, marked by a witness pin (new), on the southerly side of said creek; thence with the center of Dry Creek and the boundary of said tract of land which belongs to Ernest Seaton, as follows: S 48°28'49"E, 70.53 feet; thence, N 86°39'44"E, 85.65 feet; thence, S 49°15'52"E, 66.52 feet; thence, S 68°09'23"E, 169.15 feet; thence, S 89°35'29" E, 45.75 feet; thence, N 62°41'24"E, 54.34 feet; thence, N 55°28'26"E, 83.49 feet; thence, S 67°19'55"E, 41.20 feet; thence, S 79°43'09"E, 42.49 feet; thence, N 33°02'38"E, 89.55 feet; thence, N 62°36'16"E, passing a common corner of said tract of land which belongs to Ernest Seaton, and a second tract of land which belongs to Ernest Seaton, having a deed reference in Deed Book 6448, Page 44, RODCT, and continuing on in all, 102.51 feet to a point in the center of Dry Creek, a corner of said second mentioned tract of land which belongs to Ernest Seaton; thence continuing with the center of Dry Creek and the boundary of said second mentioned tract of land which belongs to Ernest Seaton, as follows: N 70°35'26"E, 36.50 feet; thence, N 71°51'21"E,

leaving said creek and continuing on in all, 148.70 feet to an iron pin (new), on the northerly side of Dry Creek, a corner of said second mentioned tract of land which belongs to Ernest Seaton; thence, N 64°13'14"W, 28.93 feet to an iron pin (new), in the southerly margin of Hills Hollow Road, a corner of said second mentioned tract of land which belongs to Ernest Seaton; thence with the southerly margin of Hills Hollow Road, as follows: with a curve to the left, having a radius of 135.00 feet, an arc distance of 89.31 feet, and a chord bearing and distance of N 76°03'00"E, 87.69 feet; thence, N 57°05'49"E, 36.86 feet to an iron pin (new), at the intersection of the southerly margin of Hills Hollow Road, and the westerly margin of Dry Creek Road; thence with a curve to the left, having a radius of 675.00 feet, an arc distance of 112.69 feet, and a chord bearing and distance of S 40°11'05"E, 112.56 feet, to the point of beginning, containing 28.75 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated June 26, 2013.

BEING part of the same property conveyed to JACK E. WILLIAMS AND WIFE, ROBBIE P. WILLIAMS by Installment Deed from J. L. STOCKTON, SR. AND WIFE, MARTHA E. STOCKTON of record in Book 4334, Page 229 dated May 14, 1969, said Register's Office. ROBBIE P. WILLIAMS died on or about December 25, 2009, leaving JACK E. WILLIAMS as the surviving tenant by the entirety. JACK E. WILLIAMS died testate on or about March 23, 2013. He devised said property to DEBORAH SUE WILLIAMS by will of record in Docket No. 13P655, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $186,875.00.
Subscribed and sworn to before me,
this 26 day of July, 2013.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

This is improved property known as 101 Hills Hollow Road, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 26 day of July, 2013.

Deborah Sue Williams
DEBORAH SUE WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Deborah Sue Williams, a Notary Public in and for said County and State, **DEBORAH SUE WILLIAMS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26 day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY