BILL GARRETT, Davidson County
Trans:T20130106434 DEEDWARR
Recvd: 12/23/13 11:13 3 pgs
Fees:18.00 Taxes:322.12
20131223-0129215

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Leo Willis and Anna Willis, husband and wife, have this day bargained and sold and does hereby transfer and convey unto David Willis, a married man and Britney Biggs, his wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

See Exhibit A attached and made a part hereto.

This is complete property known as 3051 Ivey Point Road, Goodlettsville, TN 37072.

Being the same property conveyed to Leo Willis by Special Warranty Deed from Fannie Mae AKA Federal National Mortgage Association, dated February 13, 2012, of record in Instrument Number 20120223-0015685, Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Federal National Mortgage Association in Trustee's Deed from Ruth Darlene Misskelly, dated October 17, 2011, of record in Instrument Number 20111026-0083155, said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said David Willis and Britney Biggs, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 17th day of December, 2013.

Leo Willis

Leo Willis

Anna Willis

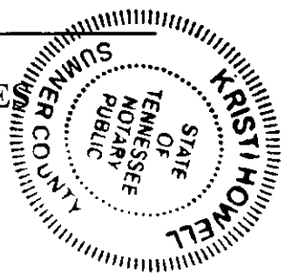
Anna Willis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Leo Willis and Anna Willis, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 17th day of December, 2013.

Kristi Howell
NOTARY PUBLIC
MY COMMISSION EXPIRES
4/2015



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $87,060.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David Willis
Affiant

Subscribed and sworn to before me this 17th day of December, 2013.

Kristi Howell
NOTARY PUBLIC

My Commission Expires:
4/20/15



Map & Parcel No.: 010-00-0-0035.00

Name and address of new owner:
Send tax bills to:
David Willis and Britney Biggs
3051 Ivey Point Road
Goodlettsville, TN 37072

Exhibit A

Being in the 10th Civil District of said County, described according to a survey made by Hickerson and Hickerson, Engineers, dated January 25, 1964, as follows:

Beginning at a point in the center of Ivey Point Road, marked by a railroad spike, said point located 422 feet, more or less, Southeast as measured along the center line of said road, from the Southeast corner of the tract of land conveyed to Paul E. Ballafant and wife, by deed of record in Book 3168, page 295, Register's Office for said County; thence North 8 degrees East 1410 feet to an iron pin; thence South 85 degrees 45 minutes East 310 feet to an iron pin; thence South 7 degrees 05 minutes West 1703.8 feet to a railroad spike in Ivey Point Road; thence with said road, North 53 degrees 04 minutes West 269.4 feet and North 68 degrees 50 minutes West 155.8 feet to the point of beginning, containing 12 acres, more or less.

Included in the above description is the following described property which was conveyed by James L. Baskin et ux, Mattie E. Baskin to B.R.H. Company by deed of record in Book 3924, page 113 said Register's Office and subsequently reconveyed to the said James L. Baskin et ux, Mattie E. Baskin by deed of record in Book 4103, page 822, said Register's Office. Said portion of the above described property is described as follows:

Land in the 19th Civil District of Davidson County, Tennessee, being part of a tract of land identified as Tract Number A 2, of the Ballafant Property Tracts, described according to a plat made by Hickerson and Hickerson, Engineers, dated January 25, 1964, and being more particularly described according to a survey made by E.L. Miller, Surveyor, dated April 2, 1965, known as Job Number 70 65, described as follows:

Beginning at a point on the Northerly margin of Ivey Point Road, said point being the common front corner of Tracts A 1 and A 2; thence Northerly along the common lines of said tracts 430 feet to a point; thence Eastwardly 95 feet to a point; thence Southwardly 462 feet to a point which is located on the Northerly margin of Ivey Point Road; thence Westerly along said road 100 feet to the point of beginning.

According to Davidson County tax maps and records of Robertson County Tax Assessors Office, it appears that a small portion of the subject property being at the Northwest corner of said property and being further identified as Parcel 30 of Map 10 of the Davidson County Map system lies in Robertson County, Tennessee. According to the Tax assessors Office for Davidson County Tennessee, for Map 10, Parcel 35.00, this property is .93 acres.

Being the same property conveyed to Federal National Mortgage Association in Trustee's Deed filed as instrument number 20111026-0083155.