STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,595.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~21st~~ 23rd DAY OF May, 2014.

Notary Public
MY COMMISSION EXPIRES: 9-22-2014
File No. G14-9065D

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140036621 DEEDWARR
Recvd: 05/27/14 10:14 3 pgs
Fees:18.00 Taxes:76.20
20140527-0045158

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John W. Thomas and Linda F. Thomas, husband and wife (NAME)	(NAME) 1425 Unionhill Rd	17-178
1421 Union Hill Road (STREET ADDRESS)	(STREET ADDRESS) Gville TN 37072	
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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Cecil L. Hitt**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John W. Thomas and Linda F. Thomas, husband and wife,** 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" INCORPORATED BY REFERENCE HEREIN

BEING a portion of the same property conveyed to Cecil L. Hitt from Cecil L. Hitt, by Deed of Division dated December 27, 1976, in Book 5100, Page 923, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is UNimproved property, known as 1421 Union Hill Road, Goodlettsville, TN 37072.

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. 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/our hand(s) this ~~21st~~ 23rd day of May, 2014.

Cecil L. Hitt

23 May ~~21~~, 2014
Date

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 Cecil L. Hitt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~31~~ 23rd day of May, 2014.

My Commission Expires: 9/22/2014

Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Delle Land Surveying Company, Inc.
408 Nesbitt Lane ~ Madison, Tennessee 37115
Phone 865-4242 ~ Fax 865-2714
eMail~Delleland@comcast.net

Deed Description
Part of 1421& 1407 Union Hill Road

Beginning at an iron rod in the southerly right of way of Union Hill Road, said point being the northwestern corner of the Cecil Hitt property as described in Deed Book 5100 Page 923 RODC, and being the northeastern corner of the John and Linda Thomas property as described in Instrument 20071018-0123848 RODC ;

Thence; with Thomas' east, South 26 degrees 39 minutes 06 seconds East, 399.11 feet to an iron rod at The True Point of Beginning;

Thence; with a new line, South 59 degrees 28 minutes 40 seconds East, 102.77 feet to an iron rod;

Thence; South 29 degrees 00 minutes 11 seconds West, 90.11 feet to an iron rod;

Thence; South 55 degrees 12 minutes 34 seconds East, 159.14 feet to an iron rod;

Thence; South 32 degrees 55 minutes 21 seconds West, 277.54 feet to an iron rod;

Thence; South 00 degrees 22 minutes 40 seconds East, 388.01 feet to an iron rod in a fence line;

Thence; with the fence, North 83 degrees 18 minutes 46 seconds West, 188.59 feet to an iron rod at a fence corner, Thomas' southeast corner;

Thence; with the line between Thomas and Hitt, North 13 degrees 43 minutes 38 seconds West, 350.02 feet to an iron rod at a fence corner;

Thence; with the fence, North 26 degrees 49 minutes 15 seconds East, 538.82 feet to the point of beginning and containing 179,417 square feet or 4.119 acres.