STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G14-9014D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140039218 DEEDWARR
Recvd: 06/04/14 12:32 3 pgs
Fees:18.00 Taxes:481.00
20140604-0048378

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donald P. Sorey (NAME)	New Owner (NAME)	17-156
841 Dry Creek Road (STREET ADDRESS)	847 Dry Creek Rd, (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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, **Gwendolyn Lowe, Trustee of The Fred N. Lowe and/or Gwendolyn Lowe Revocable Living Trust Agreement dated June 24, 2004**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald P. Sorey**, 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:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described according to a survey made by Geo W. Watkins, Surveyor, November 17, 1950, as follows:

Beginning at a railroad spike in the center of Dry Creek Road, said spike being the northwest corner of a 40 acre tract conveyed to Robert L. Morrison and wife, by deed from Robert McCasland and wife, as of record in Book 3163, page 183, Register's Office for said County; thence North 81° East 1635 feet along the North boundary of the Morrison property to an iron pin in the west line of the Jackson property; thence along the west line of said Jackson property, North 2° East 288 feet to a 30 inch White Oak; thence North 88° West 581 feet to an iron pin; thence in a southerly direction 174 feet to an iron pin; thence South 81° West 1143 feet along the southerly boundary line of a 10 acre tract conveyed to S.E. Oakley and wife, to a railroad spike in the center of Dry Creek Road, said railroad spike being also the southwest corner of said Oakley tract; thence with the center of Dry Creek Road in a southerly direction along a 15° curve having a radius of 382 feet, 237.4 feet to the beginning, and containing 10 acres, more or less.

Included in the above described tract but specifically EXLCUDED from this conveyance is the following tract of land:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Lowe's One Lot Subdivision, as shown by plat of record in Plat Book 6050, page 478, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to The Fred N. Lowe and/or Gwendolyn Lowe Revocable Living Trust Agreement dated June 24, 2004 from Fred N. Lowe and Gwendolyn Lowe, husband and wife, by Quit Claim Deed dated September 23, 2004, as [redacted] Instrument No. 20040929-0117054, in the Register's Office for Davidson County, Tennessee. The

said Fred N. Lowe having since died December 15, 2012. Pursuant to the Fred N. Lowe and/or Gwendolyn Lowe Revocable Living trust, dated June 12, 2004, in the event of Fred M. Lowe's death, Gwendolyn is appointed to serve as Trustee hereunder without the approval of any court. * see also attached Exhibit A

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Selloff of 1.01 acres as of record in Instrument No. 20130502-0044168, Register's office for Davidson County, Tennessee.

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 improved property, known as 841 Dry Creek 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 23rd day of May, 2014.

THE FRED N. LOWE AND/OR GWENDOLYN
LOWE REVOCABLE LIVING TRUST
AGREEEMENT DATED JUNE 24, 2004

May 23, 2014
Date

By: Gwendolyn Lowe Trustee
Gwendolyn Lowe, Trustee

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Gwendolyn Lowe, Trustee for The Fred N. Lowe and/or Gwendolyn Lowe Revocable Living Trust Agreement dated June 24, 2004, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on ~~behalf~~ of the maker.

Witness my hand, at office, this 23rd day of May, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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

Exhibit A

Beginning at a point in the centerline of Dry Creek Road at the S.W. corner of the Donald Sorey Property, Book 6707, page 387, Register's Office for Davidson County, Tennessee; thence southeasterly along said centerline 131.6 feet, more or less, to a point; thence N. 81 degrees east 445 feet, more or less, to the N.E. corner of Lowe's One Lot Subdivision, Book 6054, page 478, Register's Office for Davidson county, Tennessee; thence S. 09 degrees 00'01" E. 107.27 feet to the S.E. corner of said subdivion; thence N. 81 degrees East with Lewis Parrish's notherly line, Book 4458, page 208, Register's Office for Davidson County, Tennessee, 1195 feet, more or less, to a point inWilliam Gore's westerly line, Book 3647, page 325, Register's Office for Davidson County, Tennessee; thence N. 02 degrees east with said westerly line 288.0 feet to a point; thence N. 88 degrees west with James L. Root's southerly line, Book 8073, page 567, Register's Office for Davidson County, Tennessee, 581.0 feet to a corner of said Sorey property; thence southerly with said Sorey property, 174.0 feet to a point; thence S. 81 degrees W. 1143.0 feet to the point of the beginning.

BEING a part of the same property conveyed to The Fred N. Lowe and/or Gwendolyn Lowe Revocable Living Trust Trust Agreement dated June 24, 2004 from Fred N. Lowe and Gwendolyn Lowe, husband and wife, by Quit Claim Deed dated September 23, 2004, as Instrument No 20040929-0117055, in the Register's Office for Davidson County, Tennessee.