BILL GARRETT, Davidson County
Trans:T20140052963 DEEDWARR
Recvd: 07/22/14 14:56 2 pgs
Fees:13.00 Taxes:129.50
20140722-0065131

SEND TAX BILLS TO AND
ADDRESS NEW OWNER AS:

Carl W. Taskey, Jr. & Kandi D. Taskey
7402 Indian Mound Trl.
Battle Ground, IN. 47920

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Map & Parcel: 013-00-0-038.00

THIS DEED OF CONVEYANCE, executed and delivered by **CARL FORTNER** and wife, **RITA FORTNER**, hereinafter called the Grantors, to **CARL W. TASKEY, JR.** and wife, **KANDI D. TASKEY**, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in the 1st Councilmanic District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an existing iron pin in the westerly margin of Clarksville Highway, said pin being the most northwest corner of Sammye Boehms in Deed Book 4983, Page 221, Register's Office for Davidson County, Tennessee, and the most northeast corner of herein described tract, thence now leaving said margin with said Boehms South 04°45'35" West, 585.25 feet to a set iron pin; thence now leaving said Boehms with a new line North 79°52'00" West, 367.87 feet to a set iron pin; thence North 10°80'00" East, 701.34 feet to an existing concrete monument; thence North 85°49'06" East, 146.17 feet to an existing iron pin in the westerly margin of Clarksville Highway; thence with said margin for the next two calls: South 37°48'00" East, 198.64 feet; thence South 37°41'00" East, 32.34 feet to the point of beginning, containing 5.304 acres, more or less.

Being that same property conveyed to Carl Fortner and wife, Rita Fortner, by deed from George Kern Bracy and wife, Mary Wanda Bracy, recorded September 16, 20103, as Instrument No. 20130916-0097022, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantors further covenant with the Grantees, survivor and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 18th day of July, 2014.

CARL FORTNER

RITA FORTNER

STATE OF TENNESSEE)
COUNTY OF CARL FORTNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carl Fortner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 18th day of July, 2014.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF CARL FORTNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rita Fortner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 17th day of July, 2014.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$35,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 18th day of July, 2014.

My Commission Expires: TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC Exp. 11-23-2014 ROBERTSON COUNTY

NOTARY PUBLIC/Register