THIS INSTRUMENT WAS PREPARED BY:
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Post Office Box 527
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BILL GARRETT, Davidson County
Trans:T20140063013 DEEDWARR
Recvd: 08/26/14 08:26 6 pgs
Fees:33.00 Taxes:480.63
20140826-0077529

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Robert L. Biddle and Dorothy S. Biddle 1975 Tinnin Road Goodlettsville, TN 37072	New Owner(s)	007-00-0-081.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TIFFANY LYNNE HALL, JERRY WAYNE HENDRICKS, SHELLIE DENISE DUNN, and JAMES EARL HENDRICKS, each a resident of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto ROBERT L. BIDDLE and wife, DOROTHY S. BIDDLE, each a resident of the State of Tennessee (collectively, "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 1975 Tinnin Road, Goodlettsville, Davidson County, Tennessee 37072. Each Grantor represents and warrants that the Subject Property is not his/her marital residence.

Said Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs to warrant and forever defend the title to the Subject Property to Grantee, their successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, we have hereunto set our signatures, to be effective as of the 22nd day of August, 2014.

GRANTOR:

TIFFANY LYNNE HALL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, TIFFANY LYNNE HALL, the within named bargainor, a resident of the State of Tennessee, 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 seal, at Office in Goodlettsville, Tennessee, this 21 day of August, 2014.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES: DECEMBER 18, 2017

Notary Public

My Commission Expires: 12/18/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Twenty-Nine Thousand and 00/100 Dollars ($129,000.00). JDH

Affiant

Sworn to and subscribed before me, this 21st day of August, 2014.

PATRICIA B. ROBERTSON EIDSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/20/2015

GRANTOR:

JERRY WAYNE HENDRICKS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, JERRY WAYNE HENDRICKS, the within named bargainor, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 22 day of August, 2017.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 18, 2017

Notary Public

My Commission Expires: 12/18/17

GRANTOR:

SHELLIE DENISE DUNN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, SHELLIE DENISE DUNN, the within named bargainor, a resident of the State of Tennessee, 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 seal, at Office in Goodlettsville, Tennessee, this 22 day of August, 2017.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 18, 2017

Notary Public

My Commission Expires: 12/18/17

GRANTOR:

JAMES EARL HENDRICKS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, JAMES EARL HENDRICKS, the within named bargainor, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 21 day of August, 2014.

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
DECEMBER 18, 2017

Notary Public

My Commission Expires: 12/18/17

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of the W. F. Hendricks Property, of record in Plat Book 5060, page 4, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Wilma Frances Hendricks by deed of record in Book 2881, page 593, said Register's Office. Said Wilma Frances Hendricks passed away on or about November 15, 2013, leaving Tiffany Lynne Hall, Jerry Wayne Hendricks, Shellie Denise Dunn, and James Earl Hendricks as her heirs at law, pursuant to that certain Affidavit of Heirship of record as Instrument No. 20140819-0074985, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years.

2. Applicable building and zoning laws.

3. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the Property.

4. Matters shown on the plan of record in Book 5060, page 4, in the Register's Office for Davidson County, Tennessee.