STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF September, 2014.

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G14-9714D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140068725 DEEDWARR
Recvd: 09/15/14 13:41 2 pgs
Fees:13.00 Taxes:1258.00
20140915-0084296

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Maxie B. Galbreath and Martha A. Galbreath, husband and wife (NAME)	New Owner (NAME)	23-127
2361 Crocker Springs Road (STREET ADDRESS)	" " (STREET ADDRESS)	
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, **Charles E. Foster and Linda B. Foster, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maxie B. Galbreath and Martha A. Galbreath, 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:

A tract of land in the old 22nd Civil District of Davidson County, Tennessee, now the 10th Civil District of Davidson County, Tennessee, and being a part of a 46-acre tract, more or less, as recorded in book 5086, page 329, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by John R. Bates, Surveyor, May 13, 1977, as follows:

BEGINNING at an iron pin on the westerly side of Crocker Springs Road, the same being a common corner with Tract 4; thence South 78° 10" W 1462.0 feet to an iron pin; thence N 32° 15" W 825.0 feet to a stake; thence N 61° W 148.5 feet to a stake in a hickory tree and common corner with Tract 2; thence with the line between Tracts 2 and 3, N 77° 15" E 1628.0 feet to a steel post in the margin of Crocker springs Road; thence S 16° 30" E 39.5 feet to an iron pin; thence S 5° 30" E 100.0 feet to an iron pin; thence S 1° W 88.5 feet to the point of beginning, and containing 6.8 acres, more or less, being known as Tract 3.

BEING the same property conveyed to Charles E. Foster and Linda B. Foster, husband and wife from Joe D. Adams and Robert Galbreath, by Deed dated November 14, 1994, in Book 9520, Page 595, in the Register's Office for Davidson County, Tennessee.

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

1. Restrictions as recorded in Book 5237, page 88, 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 2361 Crocker Springs 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 11th day of September, 2014.

Charles E. Foster — September 11, 2014
Charles E. Foster — Date

Linda B. Foster — September 11, 2014
Linda B. Foster — 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 Charles E. Foster and Linda B. Foster, husband and wife, 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 11th day of September, 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