WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Elaine C Williamson
Affiant

Subscribed and sworn to before me, this 24TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Kerry Lee	SAME AS NEW OWNER (NAME)	01700025100
5288 Simpkins Road (ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Thomas Edward Gleaves, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles Kerry Lee, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY JOHN B. BATES, VIKING SURVEY SERVICE, FEBRUARY 21, 1977, AS FOLLOWS:
BEGINNING AT A IRON PIN ON THE NORTH MARGIN OF BRICK CHURCH PIKE THE S.E. CORNER OF THIS TRACT IN A DRAIN GULLY UNDERNEATH A CORNER FENCE POST (SUSPENDED IN AIR); THENCE LEAVING THE ROAD N. 15 DEG. W. 300.0 FEET (WITH OLD FENCE LINE GENERALLY) TO A POINT IN FENCE LINE; THENCE N. 19 DEG. 15' W. 564.0 FEET TO A CORNER FENCE POST AND ROCK (BY A FALLEN HICKORY TREE); THENCE S. 56 DEG. 40' W. 265.0 FEET (WITH A FENCE LINE) TO A IRON PIN; THENCE DOWNHILL AND PASSING EAST OF A POND S. 17 DEG. 15' E. 806.0 FEET TO AN IRON PIN ON THE NORTH MARGIN OF BRICK CHURCH PIKE; THENCE WITH THE NORTH MARGIN OF THE ROAD (TWO CALLS) N. 67 DEG. 10' E. 165.0 FEET TO A POINT ON MARGIN OF ROAD; THENCE N. 71 DEG. 45' E. 100.0 FEET TO A IRON PIN THE POINT OF BEGINNING CONTAINING, 5.10 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ROY GLEAVES AND WIFE, RUBY CLEAVES BY DEED FROM ROY GLEAVES, DOUGLAS GLEAVES AND JOHNNIE GLEAVES OF RECORD IN BOOK 5171, PAGE 74, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID ROY GLEAVES PREDECEASED RUBY GLEAVES. RUBY GLEAVES SUBSEQUENTLY DIED TESTATE AND BY THE LAST WILL AND TESTAMENT OF RUBY D. GLEAVES ADMITTED TO PROBATE BY THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE CASE 08P-1208, DEVISED THE PROPERTY TO THOMAS EDWARD GLEAVES AND JOHNNIE MAI FOWLER AS EQUAL JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP. JOHNNIE MAI FOWLER SUBSEQUENTLY DIED ON APRIL 4, 2012 . THE SAID JOHNNIE MAI FOWLER HAS SUBSEQUENTLY DIED INTESTATE AND UNMARRIED WITHOUT ISSUE, THE SAID THOMAS EDWARD GLEAVES BEING HER SOLE HEIR AT LAW AS SET OUT IN AN ADMINISTRATOR'S QUITCLAIM DEED OF RECORD AS INSTRUMENT 20130509-0046809, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

2014 PROPERTY TAXES A LIEN NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5270 Brick Church Pike, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140072119 DEEDWARR
Recvd: 09/25/14 14:35 2 pgs
Fees:13.00 Taxes:229.40
20140925-0088530

WARRANTY DEED
(Continued)

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. Wherever 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 24th day of September, 2014.

Thomas Edward Gleaves

Thomas Edward Gleaves

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Edward Gleaves, the herein bargainor, 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 official seal, this the 24th day of September, 2014.

Mary Birthright

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072