BILL GARRETT, Davidson County
Trans:T20140073433 DEEDWARR
Recvd: 09/30/14 13:19 2 pgs
Fees:13.00 Taxes:832.50
20140930-0090109

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Willie Robertson & Candace Robertson
1226 S Dickerson Road
Goodlettsville, TN 37072

SEND TAX BILL TO:
New Owner or

MAP/PARCEL/INSTRUMENT # 03300011200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **John H. Harris and wife, Ruth Ann Harris,** has this day bargained and sold, and does hereby transfer and convey unto **Willie Robertson and Candace Robertson, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of Lot No. 6, on the map of a subdivision of Lot No. 6 on the Plan of the Eppie Cunningham lands, and an 8 acre tract, marked " Nancy A. Garrett", on said Plan, as of record in Book 58, Page 56, Register's Office for said county, described according to a survey made by Erle Drake, County Surveyor, August 6, 1935, as follows:

Beginning at a point on the northeasterly margin of Dickerson Pike, being the northeast corner of the property conveyed to Lealand S. Capshaw and wife, by deed from Henry E. Gentry and wife, of record in Book 1877, page 489, said Register's Office, thence with the southeasterly margin of said Pike, north 59 degrees, 45 minutes east, 255 feet, more or less, to the northwest corner of Lot No. 4 of said Plan; thence with the line between said lots Nos. 4 and 6, south 3 degrees, 30 minutes west, 372 feet to the northeast corner of Lot no. 5 on said Plan; thence with the line between said lots Nos. 5 and 6 south 88 degrees 30 minutes west 226 feet, more or less, to said Capshaw's southeast corner; thence with said Capshaw's easterly line northwardly 245 feet to the beginning.

Being the same property conveyed to John H. Harris Ruth Ann Harris by deed from B. D. (Dock) Hardcastle of record in Book 7449, page 54, Register's Office for Davidson County, Tennessee, dated January 12, 1988 and recorded on Jan 14, 1988.

This is improved property known as: **1226 S Dickerson Road, Goodlettsville, Tennessee 37072**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do

warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 58, page 56, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the _____ day of _____, 2014.

John H. Harris by Phillip Harris his attorney in fact

John H. Harris by Phillip Harris his attorney in fact, recorded in Book * , page ___, recorded with the register in Davidson County, Tennessee.

Ruth Ann Harris by Phillip Harris her attorney in fact

Ruth Ann Harris by Phillip Harris his attorney in fact, recorded in Book * , page ___, recorded with the register in Davidson County, Tennessee.

* 20140930-0090108

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named **Phillip Harris** as Power of Attorney for **John H. Harris and Ruth Ann Harris** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that **Phillip Harris** is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at Wilson County, Tennessee, this 23 day of September, 2014.

Notary Public

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My commission Expires:

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

AFFIANT

Subscribed and sworn to before me this the 23 day of September, 2014.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

File No. 147394