BILL GARRETT, Davidson County
Trans:T20150015523 DEEDWARR
Recvd: 03/03/15 10:46 3 pgs
Fees:18.00 Taxes:138.33
20150303-0018390

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,386.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

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
Greg Wilson, unmarried	Same as new owner	00600013000001
	(NAME)	
101 Kimberly Drive		00600013000002
(ADDRESS)	(ADDRESS)	
White House, TN 37188		00600013000
(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 Diana Brubaker, having been ordered to do so by the Chancery Court for Davidson County, Tennessee, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Greg Wilson, unmarried, 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:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

BEING A 32.51-ACRE TRACT OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, WITH A PORTION OF SAID TRACT LYING IN THE CITY OF RIDGETOP, TENNESSEE. SAID TRACT FURTHER DESCRIBED AS BEING A PORTION OF THE HENRY GILLIAM PROPERTY AS OF RECORD IN DEED BOOK 5381, PAGE 614 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY (R.O.D.C.). PROPERTY DESCRIPTION AS FOLLOWS:

BEGINNING AT A SET IRON PIN LYING IN THE SOUTH MARGIN OF HIGHLAND AVENUE, SAID POINT FURTHER DESCRIBED AS BEING THE MOST NORTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT; THENCE LEAVING SAID POINT OF BEGINNING AND RUNNING WITH THE SOUTH MARGIN OF SAID AVENUE NORTH 64 DEGREES, 47 MINUTES, 09 SECONDS EAST A DISTANCE OF 50.00 FEET TO AN EXISTING IRON POST LYING AT THE NORTHWEST CORNER OF THE JAMES EELLS PROPERTY (BOOK 5215, PAGE 894, R.O.D.C.); THENCE WITH THE LINE OF EELLS SOUTH 34 DEGREES, 22 MINUTES, 08 SECONDS EAST A DISTANCE OF 280.29 FEET TO A SET IRON PIN; THENCE SOUTH 7 DEGREES, 20 MINUTES, 34 SECONDS EAST A DISTANCE OF 169.91 FEET TO AN EXISTING ANGLE IRON; THENCE SOUTH 76 DEGREES, 28 MINUTES, 09 SECONDS EAST A DISTANCE OF 140.08 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 45 DEGREES, 35 MINUTES, 14 SECONDS EAST A DISTANCE OF 145.05 FEET TO AN EXISTING IRON PIN; THENCE NORTH 17 DEGREES, 30 MINUTES, 00 SECONDS WEST A DISTANCE OF 389.73 FEET TO A SET IRON PIN BY A TREE STUMP; THENCE NORTH 45 DEGREES, 07 MINUTES, 43 SECONDS EAST A DISTANCE OF 101.50 FEET TO A SET IRON PIN IN THE LINE OF DAVID MITCHELL (BOOK 8055, PAGE 642, R.O.D.C.); THENCE LEAVING THE LINE OF EELLS AND RUNNING WITH THE LINE OF MITCHELL SOUTH 55 DEGREES, 29 MINUTES, 23 SECONDS, EAST A DISTANCE OF 222.00 FEET TO A SET IRON PIN; THENCE NORTH 50 DEGREES, 30 MINUTES, 00 SECONDS EAST A DISTANCE OF 185.00 FEET TO A SET IRON PIN, CORNER TO CLARENCE MCCUMBER (BOOK 5444, PAGE 371, R.O.D.C.); THENCE RUNNING WITH MCCUMBER SOUTH 68 DEGREES, 49 MINUTES, 59 SECONDS EAST A DISTANCE OF 378.16 FEET TO A SET IRON PIN BY AN OLD FENCE CORNER, CORNER TO JAMES MCKINNEY (BOOK 5103, PAGE 602, R.O.D.C.); THENCE WITH MCKINNEY SOUTH 31 DEGREES, 08 MINUTES, 33 SECONDS WEST A DISTANCE OF 346.53 FEET TO A POINT IN THE LINE OF JOHN FREDERICK (BOOK 8184, PAGE 901, R.O.D.C.); THENCE CONTINUING WITH FREDERICK SOUTH 20 DEGREES, 54 MINUTES, 35 SECONDS WEST A DISTANCE OF 218.00 FEET TO A SET IRON PIN, CORNER TO LASSITER (BOOK 1491, PAGE 9, R.O.D.C.); THENCE RUNNING WITH LASSITER SOUTH 1 DEGREE, 41 MINUTES, 12 SECONDS EAST A DISTANCE OF 861.07 FEET TO A SET IRON PIN, CORNER TO

WARRANTY DEED
(Continued)

ANOTHER PARCEL OF LAND OWNED BY JOHN FREDERICK (BOOK 8791, PAGE 418, R.O.D.C.); THENCE RUNNING WITH THE LINE OF FREDERICK SOUTH 12 DEGREES, 10 MINUTES, 56 SECONDS EAST A DISTANCE OF 350.00 FEET TO A SET IRON PIN, CORNER TO JAMES GALBREATH (BOOK 3926, PAGE 712, R.O.D.C.); THENCE WITH GALBREATH'S LINE SOUTH 56 DEGREES, 56 MINUTES, 23 SECONDS WEST A DISTANCE OF 248.00 FEET TO A SET IRON PIN BY A 30-INCH OAK TREE, CORNER TO GALBREATH AND MILTON S. ROSE (BOOK 8683, PAGE 592, R.O.D.C.); THENCE WITH THE NORTH LINE OF ROSE SOUTH 63 DEGREES, 19 MINUTES, 40 SECONDS WEST A DISTANCE OF 187.69 FEET TO A POINT; THENCE CONTINUING WITH ROSE AND FOLLOWING AN OLD FENCE LINE SOUTH 61 DEGREES, 33 MINUTES, 39 SECONDS WEST A DISTANCE OF 224.14 FEET TO A SET IRON PIN; THENCE RUNNING WITH A NEW LINE SEVERING THE HENRY GILLIAM PROPERTY FOR THE NEXT 13 CALLS: NORTH 20 DEGREES, 09 MINUTES, 09 SECONDS WEST A DISTANCE OF 804.64 FEET TO A SET IRON PIN JUST NORTH OF A GARDEN SPOT IN THE BOTTOM OF THE HOLLOW; THENCE NORTH 57 DEGREES, 01 MINUTES, 43 SECONDS, WEST A DISTANCE OF 143.86 FEET TO A SET IRON PIN; THENCE NORTH 6 DEGREES, 49 MINUTES, 29 SECONDS EAST A DISTANCE OF 188.55 FEET TO A SET IRON PIN BY A 6-INCH POPLAR TREE WITH BLAZE; THENCE NORTH 54 DEGREES, 53 MINUTES, 32 SECONDS EAST A DISTANCE OF 161.26 FEET TO A SET IRON PIN; THENCE NORTH 17 DEGREES, 02 MINUTES, 19 SECONDS EAST A DISTANCE OF 118.86 FEET TO A SET IRON PIN; THENCE NORTH 17 DEGREES, 45 MINUTES, 45 SECONDS WEST A DISTANCE OF 211.46 FEET TO A SET IRON PIN; THENCE NORTH13 DEGREES, 31 MINUTES, 40 SECONDS EAST A DISTANCE OF 163.59 FEET TO A SET IRON PIN; THENCE NORTH 22 DEGREES, 23 MINUTES. 24 SECONDS EAST A DISTANCE OF 118.09 FEET TO A SET IRON PIN; THENCE NORTH 7 DEGREES, 20 MINUTES, 34 SECONDS WEST A DISTANCE OF 120.00 FEET TO A SET IRON PIN; THENCE NORTH 34 DEGREES, 22 MINUTES, 08 SECONDS WEST A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.51 ACRES ACCORDING TO A SURVEY BY WILLIS LAND SURVEYING DATED 6/3/93.

BEING THE SAME PROPERTY CONVEYED TO DIANA HALLMARK BRUBAKER AND MARY FRANCIS HALLMARK BY DEED FROM MELBA JEAN GILLIAM, OF RECORD IN BOOK 9127, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARY FRANCIS HALLMARK HAVING SINCE DIED INTESTATE 03/11/07 LEAVING BILLIE CHARLES HALLMARK, THOMAS RAY HALLMARK, CATHY ANN RAMOS CORTNEY, TENNIA ANNETTE SMITH AND TIMOTHY WAYNE HALLMARK AS HER HEIRS AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP OF RECORD BY INSTRUMENT NO. 20150303-0018389, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DIANA BRUBAKER EXECUTES THIS DEED TO DELIVER ALL RIGHT, TITLE AND INTEREST OF SAID HEIRS PURSUANT TO AN ORDER OF CASE NO. 14-526-III, IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, ENTERED 2/19/15. THE SAID DIANA BRUBAKER AND DIANA HALLMARK BRUBAKER BEING ONE AND THE SAME.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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

unimproved (X)
This is improved ( ) property, known as 1003 B Highland Avenue/0 Greer Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 26th day of February, 2015.

WARRANTY DEED
(Continued)

Diana Brubaker

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diana Brubaker, the herein bargainor(s), 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 27th day of February, 2015.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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