THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 15206

BILL GARRETT, Davidson County
Trans:T20150022956 DEEDWARR
Recvd: 03/30/15 13:13 2 pgs
Fees:13.00 Taxes:318.20
20150330-0027078

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SIX THOUSAND AND 00/100 ($86,000.00) DOLLARS, cash in hand paid by HERBERT LEE HENDRICKS and wife, MOLLY BETH HENDRICKS, receipt of which is hereby acknowledged, I, RANDALL E. GREEN, have bargained and sold, and by these presents do transfer and convey unto the said HERBERT LEE HENDRICKS and wife, MOLLY BETH HENDRICKS, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Co., Inc., dated January 17, 1973, as follows:
>
> BEGINNING on the northwesterly margin of Tidwell Hollow Road at a point North 49 degrees 43 minutes 10 seconds East 400 feet of the northeasterly corner of the property conveyed to Clyde E. Lovell etux, by deed of record in Book 4472, Page 385, Register's Office for said County; thence leaving said Tidwell Hollow Road, North 40 degrees 31 minutes 51 seconds West 1559.56 feet to a point; thence North 39 degrees 33 minutes 05 seconds East 146.72 feet to a point; thence North 85 degrees 00 minutes East 68.79 feet to a point; thence South 40 degrees 31 minutes 51 seconds East 1546.09 feet to a point in the northwesterly margin of Tidwell Hollow Road; thence with same South 49 degrees 43 minutes 10 seconds West 200 feet to the point of beginning, containing 7.21 acres, more or less.
>
> Being the same property conveyed to Randall E. Green, unmarried by deed from Donald Wayne Sanders and wife, Joyce Sanders, dated October 12, 1999 and of record in Book 11707, Page 975, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to a right-of-way of Tidwell Hollow Road.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said HERBERT LEE HENDRICKS and wife, MOLLY BETH HENDRICKS, their heirs and assigns, forever. And I do covenant with the said HERBERT LEE HENDRICKS and wife, MOLLY BETH HENDRICKS, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2015 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever

defend the title to said land to the said HERBERT LEE HENDRICKS and wife, MOLLY BETH HENDRICKS, their heirs and assigns, against the lawful claims of all persons whomsoever.

RANDALL E. GREEN acknowledges that he is married to CINDY GREEN and that their residence is not located on the property being conveyed. The said CINDY GREEN does not have any home interest in the property being conveyed.

WITNESS MY HAND, on this 25th day of March, 2015.

RANDALL E. GREEN

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, RANDALL E. GREEN, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 25th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Exp. 6-19-2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 25th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Exp. 6-19-2017

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Tax Map 078 000 080.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. HERBERT LEE HENDRICKS
5245 Tidwell Hollow Road
Nashville, TN 37218