BILL GARRETT, Davidson County
Trans:T20150043994 DEEDWARR
Recvd: 06/04/15 13:49 2 pgs
Fees:13.00 Taxes:492.10
20150604-0052410

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2015.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G15-1887D

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Berry Goolsby and Carlene Goolsby, husband and wife (NAME) | New Owner (NAME) | 26-1-112 |
| 136 Two Mile Pike (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, **Donald S. Kemper, Sr., Donald S. Kemper, Jr. and Susan Kemper Huff**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Berry Goolsby and Carlene Goolsby, 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:

Land in Davidson County, Tennessee, being Lot Nos. 25, 26, and 27 on the unrecorded map showing W.C. Moncrief and Company's subdivision of the Looney Tract in the 10th District, not of record, is described according to a survey made February 26, 1940, by J.R. Scott, Surveyor, as follows:

Beginning at a point in the northeast margin of Goodlettsville Pike at a corner of lots 24 and 25; thence with the line between said lots northeasterly 382 feet to the westerly right-of-way line of L&H Railroad; thence with the line of the same, South 17° East 79.5 feet to a point, the corner of lots 27 and 28; thence with the line between said lots, southwesterly 365 feet to the margin of a said Goodlettsville Pike; thence with the margin of the same, northerly 75 feet to the point of beginning.

Being the same property conveyed to James J. Garrett and wife, Virginia Hunter Garrett, by Deed from J.S. Pitt and wife, Emily Pitt, of record in Record Book 1536, page 439, said Register's Office. The said James J. Garrett having since died intestate on May 20, 1992. Virginia Hunter Garrett was the surviving spouse and inherited the subject property by surviving tenant by the entirety. The said Virginia Hunter Garrett having since died intestate on April 5, 1998, leaving her adult children, James William Garrett, Sr., Don Wayne Garrett, and Carol Jean Kemper as her heirs at law, each inheriting an undivided one-third interest in the subject property. See Affidavit of Heirship of Instrument No. 20081014-0103271, said Register's Office. Carol Jean Kemper having since died intestate on December 30, 2007, leaving her husband, Donald S. Kemper, Sr., and her adult children, Donald S. Kemper, Jr. and Susan Kemper Huff as her heirs at law, each inheriting an undivided one-ninth interest in the subject property. See Affidavit of Heirship of record in Instrument No. 20081014-0103272, said Register's Office. Further, Don Wayne Garrett having since conveyed his one-third interest in the property to Donald S. Kemper, by Quit Claim Deed of record in Instrument No. 20081014-0103273, said Register's Office. In addition, James William Garrett, Sr. conveyed his one-third interest in the property to Donald S. Kemper as of record in Instrument No. 20081014-0103274, said Register's Office. Thus with these conveyances, the current owners are Donald S. Kemper, Sr., an undivided seven-ninths interest, Donald S. Kemper, Jr., an undivided one-ninths interest and Susan Kemper Huff, an undivided one-ninths interest.

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

1. Easement Deed by Court order to U.S. Spring Communication Co. as recorded in Instrument No. 20140114-0003779, Register's Office for Davidson County, Tennessee.

The 2014 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.
The signature of Donald S. Kemper, Jr. is signed by his duly appointed Attorney-in-fact Susan Kemper Huff, pursuant to the Power of Attorney recorded in Instrument #20150604-0052409, said Register's Office.

This is improved property, known as 136 Two Mile Pike, 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 1st day of June, 2015.

Donald S Kemper Sr
Donald S. Kemper, Sr.

June 01, 2015
Date

DONALD S. KEMPER, JR.

By: Donald S Kemper Jr by Susan Kemper Huff Attorney-in-fact
Susan Kemper Huff, Attorney-in-Fact

June 01, 2015
Date

Susan Kemper Huff
Susan Kemper Huff

June 01, 2015
Date

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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 Donald S. Kemper, Sr. and Susan Kemper Huff, 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 1st day of June, 2015.

My Commission Expires: 9-11-17

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 09-11-2017 DAVIDSON COUNTY

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STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Susan Kemper Huff, Attorney-in-Fact for Donald S. Kemper, Jr., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of June, 2015.

My Commission Expires: 9-11-17

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 09-11-2017 DAVIDSON COUNTY

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**