BILL GARRETT, Davidson County
Trans:T20150048369 DEEDWARR
Recvd: 06/17/15 15:34 2 pgs
Fees:13.00 Taxes:665.63
20150617-0057900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

Subscribed and sworn to before me, this 11TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 7.3.17
(AFFIX SEAL)

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Fairright 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
Kelli Sanderson and Angela Sanderson, domestic partners, joint tenants with right of survivorship	Pinnacle Bank	01700020900
	(NAME)	
2761 Lower Walkers Creek Rd.	150 3rd Ave., S., Ste. 900	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37201	
(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 Gordon G. Howey, Jr., unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kelli Sanderson and Angela Sanderson, domestic partners, joint tenants with right of survivorship, 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, ON THE WEST SIDE OF LOWER WALKERS CREEK ROAD, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY WAYNE S. COOPER, SR., SURVEYOR, OCTOBER 17, 1970, CERTIFICATE NO. 17, AS FOLLOWS:

BEGINNING AT A FENCE, THE ORIGINAL NORTHWEST CORNER OF THE BINKLEY PROPERTY AND AN IRON PIN; THENCE SOUTH 85 DEG. 00' EAST 311.8 FEET TO AN IRON PIN; THENCE LEAVING SAID ROAD NORTH 49 DEG. 00' WEST 264 FEET TO AN IRON PIN; THENCE SOUTH 8 DEG. 30' WEST 161 FEET TO AN IRON PIN; THENCE NORTH 89 DEG. 00' WEST 152 FEET TO AN IRON PIN AND THE ROBERT M. SMITH PROPERTY; THENCE NORTH 5 DEG. 00' EAST 436.7 FEET TO THE POINT OF BEGINNING, CONTAINING 3.2 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GORDON G. HOWEY, JR. BY WARRANTY DEED DATED 02/04/1994 FROM JERRY K. FINLEY AND WIFE, DIANA S. FINLEY, OF RECORD IN BOOK 9281, PAGE 325, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO GORDON GLENN HOWEY, JR., HUSBAND BY QUITCLAIM DEED DATED 10/03/2003 FROM ANTOINETTE CHRISTINE REGNIER, WIFE, OF RECORD IN INSTRUMENT NO. 20050706-0077457, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. GORDON G. HOWEY, JR. AND GORDON GLENN HOWEY, JR. ARE ONE AND THE SAME PERSON.

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

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

unimproved ( )
This is improved (X) property, known as 2761 Lower Walkers Creek 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

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 11th day of June, 2015.

Gordon G. Howey, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gordon G. Howey, Jr., unmarried., the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of June, 2015.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT { SEAL } STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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