This Instrument Prepared By:
Denty Cheatham
CHEATHAM, PALERMO & GARRETT
43 Music Square West
Nashville, Tennessee 37203
(615) 244-4270

BILL GARRETT, Davidson County
Trans:T20150051905 DEEDWARR
Recvd: 06/29/15 12:06 3 pgs
Fees:18.00 Taxes:240.50
20150629-0062218

WARRANTY DEED

FROM: A.H. HARRIS, JUDY ANNETTE HARRIS BRYAN, DAVID HARRIS, and CAROL H. COLLIER

TO: DANIEL T. SMITH

Address New Owner:	Sent Tax Bills To:	Map-Parcel No.:
Daniel T. Smith	Daniel T. Smith	017 000 35800
2894 Lower Walkers Creek Road	2894 Lower Walkers Creek Road	017 000 35100
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Denty Cheatham

Subscribed and sworn to before me this 26th day of June, 2015.

Jamey Ryan
Notary Public

JAMEY RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

My commission expires:

For and in consideration of the sum of Sixty-Five Thousand ($65,000.00) Dollars, cash in hand paid, receipt of which is hereby acknowledged, we A.H. HARRIS, JUDY ANNETTE HARRIS BRYAN, DAVID HARRIS, and CAROL H. COLLIER, have bargained and sold, and by these presents do transfer and convey unto DANIEL T. SMITH, his heirs and assigns, the following described real estate:

LAND lying in Goodlettsville, Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya, Land Surveying, Inc., dated June 24, 1998, as follows:

> TRACT NO. 3 BEGINNING at an iron rod (new) in the easterly margin of Lower Walker's Creek Road, this being the northwest corner of Tract No. 2 and the southwest corner of this described Tract No. 3; thence North 36 deg. 37' 34" east, 264.97 feet to a point; thence with a curve to the right having a delta of 4 deg. 19' 12" a radius of 701.70 feet, a tangent of 26.47 feet, a length of 52.91 and a chord of North 38 deg. 47' 10" east, 52.89 feet to a point in the easterly margin of Lower Walker's Creek Road; thence leaving said road, South 77 deg. 53' 32" east, 8.30 feet to a point in the creek; thence along the north line of this described Tract No. 3 with the meanders of the creek as follows: North 55 deg. 24' 56" east, 50.07 feet to a point; thence North 62 deg. 40' 28" east, 106.22 feet to an iron rod; thence South 87 deg. 22' 59" east, 30.94 feet to an iron rod; thence South 51 deg. 32' 58" east, 30.14 feet to a point; thence North 86 deg. 56' 16" east, 137.48 feet to a point; thence North 68 deg. 41' 59" east, 31.71 feet to a point; thence North 88 deg. 03' 33" east, 58.86 feet to a point; thence North 71 deg. 32' 44" east, 72.44 feet at the intersection of two (2) creeks; thence South 79 deg. 36' 08" east; 113.75 feet to a point in the center line of the intersection of two (2) creeks; thence South 16 deg. 43' 57" east, 129.19 feet to an iron rod; thence south 19 deg. 43' 19" west, 85.32 feet to a point in the center line of creek; thence South 11 deg. 13' 18" east, 127.84 feet to a point; thence South 7 deg. 24' 38" east, 128.50 feet to an iron rod; thence South 1 deg. 54' 38" east, 211.00 feet to a point in the center line of creek; thence South 15 deg. 24' 38" east, 500.00 feet to a rock pile; thence along the south line of this tract, North 50 deg. 19' 48" west, 1,280.49 feet to the point of beginning of this described Tract No. 3, containing 12.58 acres, more or less.

Being the same property conveyed to the grantors herein by a deed from Christi Scott, Clerk and Master of the Chancery Court of Davidson County, Tennessee, pursuant to an order of the said Chancery Court entered in the case of PATRICIA ANN HARRIS, Plaintiff, and A.H. HARRIS, ET AL., Defendants, Case No. 11-1497-I, said order being signed on September 20, 2013. The said Clerk and Master's deed, dated September 24, 2013, was recorded in the Register's Office of Davidson County, Tennessee, on November 1, 2013, as Instrument No. 20131101-0113862 in said Register's Office.

The above legal description combines into a single parcel two adjoining parcels of land which have previously been designated as Parcels 351 and 358 on Tax Map 017 of the Davidson County Tax Assessor. The prior deed issued by the Clerk and Master, although it contained the above legal description of these parcels as a single parcel, has been deemed insufficient for the City Maps to combine Parcels 351 and 358 into one parcel, and it is the intent of this Deed to combine or consolidate the two (2) tax parcels into one parcel on City

Maps, as was also intended in the previous Clerk and Master's Deed, but in the opinion of the governmental officials charged with preparing City Tax maps, was deemed insufficient to accomplish such combination or consolidation.

This is unimproved property.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title, and interest belonging to said DANIEL T. SMITH, his heirs and assigns, forever. We covenant that we are lawfully seized and possessed of said land and have a good right to convey it.

We, A.H. HARRIS, JUDY ANNETTE HARRIS BRYAN, DAVID HARRIS, and CAROL H. COLLIER, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land in the grantee herein, DANIEL T. SMITH, his heirs and assigns, against the lawful claims of all persons.

DENTY CHEATHAM executes this instrument as attorney-in-fact for A.H. HARRIS, JUDY ANNETTE HARRIS BRYAN, DAVID HARRIS, and CAROL H. COLLIER, pursuant to a power of attorney from the said A.H. HARRIS, JUDY ANNETTE HARRIS BRYAN, DAVID HARRIS, and CAROL H. COLLIER, dated June 3, 4, and 5, 2015, recorded on _____ as Instrument No. ___★|_____, in the Davidson County, Tennessee Register's Office.

A. H. Harris, by Denty Cheatham, attorney-in-fact
A.H. HARRIS

David Harris, by Denty Cheatham, attorney-in-fact
DAVID HARRIS

Judy Annette Harris Bryan, by Denty Cheatham, attorney-in-fact
JUDY ANNETTE HARRIS BRYAN

Carol H. Collier, by Denty Cheatham, attorney-in-fact
CAROL H.COLLIER

★| 20150629-0062217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2015, before me personally appeared DENTY CHEATHAM, to me known to be the person who executed the forgoing instrument on behalf of A.H. HARRIS, JUDY ANNETTE HARRIS BRYAN, DAVID HARRIS, and CAROL H. COLLIER, and acknowledged that he executed the same as the free act and deed of said A.H. HARRIS, JUDY ANNETTE HARRIS BRYAN, DAVID HARRIS, and CAROL H. COLLIER.

Witness my hand and official seal as office in Nashville, Tennessee, this the 26th day of June, 2015

Jamey Ryan
Notary Public

JAMEY RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2018

My commission expires: _____