BILL GARRETT, Davidson County
Trans:T20150061102 DEEDWARR
Recvd: 07/27/15 08:38 4 pgs
Fees:23.00 Taxes:610.50
20150727-0073261

THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
HAYNES, FREEMAN & BRACEY, PLC
Post Office Box 527
140 North Main Street
Goodlettsville, Tennessee 37070
(615) 859-1328

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
James Matthew Acord, Trustee 304 Highland Heights Dr. Goodlettsville, TN 37072	New Owner	025-15-0-014.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SARAH W. TERRY, a widowed resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto JAMES MATTHEW ACORD, TRUSTEE OF THE 304 HIGHLAND HEIGHTS DRIVE LIVING TRUST, ("Grantee"), his heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 304 Highland Heights Drive, Goodlettsville, Tennessee 37072.

Said Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs to warrant and forever defend the title to the Subject Property to Grantee, his successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, I have hereunto set my signature, this 21 day of July, 2015.

GRANTOR:

Sarah W. Terry
By Stephanie T. Faulkner POA
SARAH W. TERRY
By Stephanie T. Faulkner, Attorney-in-Fact, according to instrument of record in Instrument No. 20150713-0067928, in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Patricia B Eidson the undersigned, a Notary Public in and for the State and County aforesaid, STEPHANIE T. FAULKNER, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sarah W. Terry, and acknowledged that she executed the same as the free act and deed of Sarah W. Terry for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 21st day of July, 2015.

ROBERTSON COUNTY TENNESSEE NOTARY PUBLIC PATRICIA B. EIDSON

Patricia B Eidson
Notary Public

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Sixty-Five Thousand and 00/100 Dollars ($165,000.00).

JOSHUA D. HANKINS

Sworn to and subscribed before me, this 21st day of July, 2015.

ROBERTSON COUNTY TENNESSEE NOTARY PUBLIC PATRICIA B. EIDSON

Patricia B Eidson
Notary Public

My Commission Expires: 3/6/18

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot 3, as shown on the map entitled the Plan of Highland Heights Acres, of record in Book 3700, page 97, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to George A. Terry and wife, Sarah W. Terry, by deed from Ray D. Osborne and wife, Georgia O. Osborne, of record in Book 4690, page 763, said Register's Office. The said George A. Terry having since died on or about October 1, 2008, leaving Sarah W. Terry as surviving tenant by the entireties.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 3700, page 97, said Register's Office.

3. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

4. Rights and claims of parties in possession.