Prepared by: Jill Bartee Ayers, Attorney
BATSON NOLAN PLC, 121 South Third Street, Clarksville, TN 37040

BILL GARRETT, Davidson County
Trans:T20150074376 DEEDWARR
Recvd: 09/01/15 13:38 2 pgs
Fees:13.00 Taxes:695.60
20150901-0088752

LIESA GAFFORD

TO: WARRANTY DEED

GEORGE L. RINEHART III

THIS WARRANTY DEED OF REALTY, executed as of the 28th day of August, 2015, by Grantor, **LIESA GAFFORD**, to Grantee, **GEORGE L. RINEHART III**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

> Being Lot No. 4 on the plan of Faith Place, of record in Book 7900, Page 292, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Said Lot No. 4 fronts 150.00 feet on the easterly margin of Bidwell Road and extends back 401.66 feet on the northerly line and 398.35 feet on the southerly line to a dead line in the rear, measuring 150.04 feet thereon.
>
> BEING the same property conveyed to Christopher Lee Winters and wife, Liesa O. Winters by Warranty Deed from W. N. Smith and wife, Alma N. Smith, dated May 26, 2992 of record in Book 8635, Page 884, in the Register's Office for Davidson County, Tennessee; further conveyed to Liesa Oatsvall Winters from Christopher Lee Winters pursuant to Divorce decree, Docket No. 8949 in the Chancery Court for Cheatham County at Ashland City, Tennessee, of record in Book 10770, page 15, in the Register's Office for Davidson County, Tennessee; further conveyed to Liesa Gafford, a married woman by Warranty Deed from Liesa Oatsvall Winters n/k/a Liesa Gafford, as her sole and separate property, dated July 19, 2004 of record in Instrument Number 20040728-0090051, and further conveyed to Liesa Gafford by Quitclaim Deed from Stephen Gafford dated May 1, 2015 and recorded as Instrument Number 20150513-0044044, in the Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2015 taxes which have been prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by above referenced plat of record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims, subject, however, to restrictions of record in Book 8575, Page 1, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

LIESA GAFFORD Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Liesa Gafford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 28th day of August, 2015.

My Commission Expires:

5-16-2017

Notary Public

MONTGOMERY COUNTY ★ MARTHA J. OGLE ★ STATE OF TENNESSEE NOTARY PUBLIC

Property Owners Name and Mailing Address:

GEROGE L. RINEHART III
1720 West End Ave., Suite 640
Nashville, TN 37203

Person or Entity Responsible for Payment of Property Taxes:

SAME / OWNER

Property Address:

7164 Bidwell Road
Joelton, TN 37080

Map and Parcel No.:

014 00 020100

STATE OF TENNESSEE, MONTGOMERY COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $188,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale

Affiant _____,

Subscribed and sworn to before me this the 28th day of August, 2015.

_____,
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-16-2017

MONTGOMERY COUNTY ★ MARTHA J. OGLE ★ STATE OF TENNESSEE NOTARY PUBLIC

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