STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October, 2015.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G15-2942D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20150087550 DEEDWARR
Recvd: 10/14/15 11:24 2 pgs
Fees:13.00 Taxes:1258.00
20151014-0104504

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Clacey Lynn Farley, unmarried (NAME)	New Owner (NAME)	02300001400
2391 Crocker Springs Road (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, **Michael W. Matlock and Karen J. Hobbs, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clacey Lynn Farley, unmarried,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follow, to-wit: Land in the 1st Councilmanic District of Davidson County, Tennessee being the same property adjoining Lot 1 as shown on the plan of Charles Cook Subdivision, recorded om Plat Book 5210, page 107, Register's Office for said County and more particularly described as follows:

Beginning in the center of Crocker Springs Road, approximately 4700 feet north of Lickton Pike; thence leaving said road S 74°00' W 874.50 feet to an iron pin; thence S 86°15'00" W, 330.0 feet; thence S 72°00'00" W, 231.00 feet to an iron pin; thence S 65°00'00" W, 523.87 feet to the East line of D.B. Luster, as recorded in Deed Bok 1717, page 594, RODC; thence along said East line N 26°00'00"W, 314.59 feet; thence leaving said East line N 73°39'24" E, 1305.7 feet to the northwest corner of said lot 1; thence with Lot 1, S 17°06'00" E, 247.72 feet to an iron pin; thence N 74°00'00" E, 677.0 feet to the center of Crocker Springs Road; thence with said Road, S 30°00'00" E 51.5 feet to the point of beginning, containing 8.58 acres, according to an unrecorded survey by John Kohl & Company, P.C., Patrick S. Coode, Surveyor, Tennessee License No. 855, 400 Seventh Avenue South, Nashville, TN 3703, dated June 11, 2002.

Together with all those rights in and to that certain joint driveway easement of record in Book 5531, page 88, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael W. Matlock and Karen J. Hobbs, husband and wife from Michael W. Matlock, by Quit Claim Deed dated October 11, 2014, as Instrument No. 20141023-0098037, in the Register's Office for Davidson County, Tennessee.

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

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5210, page 107, Register's Office for Davidson County, Tennessee.

2. Joint Driveway Easement as recorded in Book 5531, page 88, 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.

This is improved property, known as 2391 Crocker Springs Road, 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 8th day of October, 2015.

Michael W. Matlock — October 08, 2015 Date

Karen J. Hobbs — October 08, 2015 Date

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 Michael W. Matlock and Karen J. Hobbs, husband and wife, 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 8th day of October, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

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