This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P15-0771-D

Please Record and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #150
Brentwood, TN 37027

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. David Knies
8353 Old Charlotte Pike
Pegram, TN 37143

Send Tax Bills To:
Mortgage Investors Group
8320 E. Walker Springs Ln.
Knoxville, TN 37923

For and 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 hereby acknowledged, We,
John L. Pickler and wife, Myrna P. Pickler

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
David Knies and wife, Sarah Knies

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:

Lying and being in the Ninth Civil District of Davidson County, Tennessee, on the Southerly side of Old Charlotte Pike, described according a survey made by Ralph W.C. Lambert, Surveyor, on May 9, 1959, as follows:

BEGINNING at a point in the center line of Old Charlotte Road at a stake in the property line between the lands of Herbert Cranch and Harry L. Jones; thence running with the said dividing line South 40 East 150 feet to an iron pin; thence South 15 degrees 30 minutes East 100 feet to a stone pile; thence South 23 degrees East 105 feet to a stake; thence South 32 degrees West 59 feet to a stake; thence South 23 degrees East 470 feet to a poplar tree across the branch thence South 48 degrees 30 degrees East 226 feet to an iron pin; thence North 24 degrees 15 minutes West 305 feet to the center of an 8 feet x 10 feet spring reservoir; North 72 feet East to a point in the center of the water pump; it is the intention of the parties that this line should pass through the center of the entire water system; thence North 18 degrees West 723 feet through the center of the pressure tank of said water system to a stake and iron pin in the center of the Old Charlotte Road; thence with the center of said road in a Southwestwardly direction 187.9 feet to the point of beginning, containing 3.62 acres, more or less.

Being the same property conveyed to John L. Pickler and wife, Myrna P. Pickler, by deed from Beverly Sexton, a single woman, dated August 30, 1976, and of record in Book 5063, Page 979, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Old Charlotte Pike.

This is ( ) Unimproved (X) Improved property known as 8353 Old Charlotte Pike, Pegram, TN 37143

THIS CONVEYANCE IS SUBJECT TO: 2015 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150090701 DEEDWARR
Recvd: 10/26/15 09:12 2 pgs
Fees:13.00 Taxes:880.60
20151026-0108312

Witness our hands this the 22nd day of October, 2015.

John L. Pickler

Myrna P. Pickler

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Pickler and wife, Myrna P. Pickler, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22nd day of October, 2015.

Notary Public

CISSY J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 11-21-2017

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $238,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2015.

Notary Public

My Commission Expires:_____

Map: 113
Parcel: 33.00

CISSY J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 11-21-2017