STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 2015.

Notary Public
MY COMMISSION EXPIRES: 11-15-17
File No. G15-3521D

BILL GARRETT, Davidson County
Trans:T20150105042 DEEDWARR
Recvd: 12/14/15 08:47 2 pgs
Fees:13.00 Taxes:379.25
20151214-0125087

MONTGOMERY COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
SAEDRA BYARD

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Own Home, LLC (NAME)	New Owner (NAME)	01400000300 and 01400012100
7373 Harper Road (STREET ADDRESS)	(STREET ADDRESS)	
Joelton, TN 37080 (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, **Bettie Pemberton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Own Home, LLC**, 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:

01400000300
Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a stake or point in the middle of Harper Road and in the North line of the J.T. Green property; running thence with middle of Harper Road North 4 ½° E. 7 poles to a stake; thence leaving said road North 88° W 40 poles to a stake, it being the west line of this M.C. Posts tract; thence with said Poole's west line South 2° W 7 poles to a stone marker in J.T. Green's southwest corner; thence with said Green's North line S 98° E. 38-14/25 poles to the beginning, containing 1 ½ acres, more or less, according to a survey April 17, 1959.

BEING the same property conveyed to Earl Pemberton and wife, Bettie Pemberton from M.C. Poole and wife, Lottie Poole, by Deed dated December 15, 1961, in Book 3342, Page 43, in the Register's Office for Davidson County, Tennessee. The said Earl Pemberton having since died leaving the subject property vested in Bettie Pemberton as the surviving tenant by the entirety.

01400012100
Land in the 14th Civil District of Davidson County, Tennessee, beginning at a point in the center of Harper Road, M.C. Poole's Southeast corner and Northeast corner herewith described; thence North 88° West with Poole's line 646 feet to a stone in Bracey's line; thence with Bracey's line South 2° West 222.2 feet to an iron pin; thence South 88° East 266.50 feet to an iron pin; thence North 16°30' East 115 feet to an iron pin; thence South 88° East 300 feet to the center of Harper Road; thence with the center of said road North 16°30' East 115 feet to the point of beginning, containing 2.27 acres, more or less.

BEING the same property conveyed to Earl Pemberton and wife, Betty Pemberton from Thomas E Krantz and wife, Ada G. Krantz, by Deed dated March 31, 1970, and as of record in Book 4410, page 502, said

Register's Office. The said Earl Pemberton having since died leaving the subject property vested in Bettie Pemberton as the surviving tenant by the entirety.

Bettie Pemberton and Betty Pemberton are one and the same person.

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

1. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

The 2015 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 7373 Harper Road and 0 Harper Road, Joelton, TN 37080.

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 4th day of December, 2015.

Bettie Pemberton - Betty Pemberton
Bettie Pemberton a/k/a Betty Pemberton

December 04, 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 Bettie Pemberton a/k/a Betty Pemberton, 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 4th day of December, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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