STATE OF Tennessee
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 12/17/15 14:07 3 pgs
Fees:18.00 Taxes:555.00
20151217-0127088

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2015.

Notary Public
MY COMMISSION EXPIRES:
File No. G15-3487D

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Isaac E. Tanksley, Jr. (NAME)	New Owner (NAME)	048-00-0-011.00 & 048-00-0-012.00
5019 Clarksville PK (STREET ADDRESS)	(STREET ADDRESS)	
Whites Creek, TN 37189 (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, **Charlie LaRue and Michael LaRue House Moving, a joint proprietorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Isaac E. Tanksley, Jr.**, 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:

THREE (3) tracts or parcels of land, together with all improvements and appurtenances thereto belonging, situate and lying in the 14 Civil District of Davidson County, Tennessee, and being more particularly bounded and described as follows:

TRACT NO. 1:
BEGINNING at an iron pin in the southwesterly margin of State Highway 112 (Clarksville Highway) at the northeasterly corner of the property conveyed to Garland C. Hutton and wife, by deed of record in Book 2797, Page 4, said Register's Office, and running thence along Hutton's northwesterly line S 52° W, 204.5 feet to Hutton's northwesterly corner; thence S 34° 30 E, 128 feet to Hutton's southwesterly corner; thence S 66° 30 W, 174 feet to the center of Dry Fork Road; thence along the center of Dry Fork Road, N 20° W, 100 feet and N 23° W, 80 feet to the southwesterly corner of Tract No. 2 described below; thence along the southeasterly line of said Tract No. 2, N 48° E, 330 feet to the southeasterly corner of said Tract No. 2 in the southwesterly margin of State Highway 112 (Clarksville Highway), thence along the same, S 30° E, 110.5 feet to the beginning.

TRACT NO. II:
BEGINNING at an iron pin in the southwesterly margin of State Highway 112 (Clarksville Highway) at the southeasterly corner of property conveyed to Tom Resha and wife, by deed of record in Book 2399, Page 557, said Register's Office, and running thence along Resha's southeasterly line, S 53° 10 W, 333 feet to the center of Dry Fork; thence along the center of Dry Fork Road southeasterly 133 feet to the northwesterly corner of Tract No. 1 described above; thence along the northwesterly line of said Tract No. 1, N 48° E, 330 feet to the southwesterly margin of State Highway 112 (Clarksville Highway); thence along the same, N 38° W, 105 feet to the beginning.

TRACT NO. III:
BEGINNING on the southwesterly margin of State Highway 112 (Clarksville Highway) at the southeast corner of the property conveyed to Garland C. Hutton and wife by deed of record from Howard and wife, of record in Book 2804, Page 164, said Register's Office; thence with said Hutton's southern boundary line S 52° W, 204.5 feet; thence with said Hutton's eastern boundary line S 34° 30 E, 128 feet; thence N 66° 30 E, 219 feet to the southwesterly margin of State Highway 112 (Clarksville Highway); thence with the same N 38° W, 183 feet to the beginning.

BEING the same property conveyed to Charlie LaRue and Michael LaRue House Moving, a joint proprietorship from Marnay Sales & Mtg., Inc Profit Sharing by Warranty Deed dated March 15, 1995, in Book 9621, Page 245, 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 Tax Map, Register's Office for Davidson County, Tennessee.

2. Power of Attorney as recorded in Book 9621, page 244, Register's Office for Davidson County, Tennessee.

3. Sewer Easement as recorded in Book 7690, Page 252 and Book 7461, Page 904, Register's Office for Davidson County, Tennessee.

4. 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.

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 0 & 5019 Clarksville Pike, Whites Creek, TN 37189.

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 15th day of December, 2015.

Charlie LaRue — December 15, 2015 Date

x Michael LaRue — December 15, 2015 Date

Charlie LaRue, joint proprietors — December 15, 2015 Date

x Michael LaRue, joint proprietors — December 15, 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 Charlie LaRue and Michael LaRue, individually and joint proprietors 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 15th day of December, 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

TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017