BILL GARRETT, Davidson County
Trans:T20160015304 DEEDWARR
Recvd: 02/24/16 15:05 4 pgs
Fees:23.00 Taxes:1665.00
20160224-0017752

GENERAL WARRANTY DEED

FROM: Sherry A. Hunter, Trustee
Grantor

TO: Cheryl Harris, Trustee,
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map Parcel Numbers:
Cheryl Harris, Trustee O'Neil, Hagaman, PLLC 3310 West End Avenue, Suite 400 Nashville, Tennessee, 37203	New Owner	032-00-0-073.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Fifty Thousand and No/100 Dollars ($450,000.00).

CONNIE J. SERRANO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Cheryl Harris
Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of February, 2016.

Connie J. Serrano
Notary Public

My Commission Expires: January 6, 2020

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, SHERRY A. HUNTER, TRUSTEE U/A/D February 2000 of the Sherry A. Hunter Revocable Living Trust Agreement, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto CHERYL HARRIS, TRUSTEE for the 8 Ten Farm Trust ("Grantee"), her successors and assigns, those certain tracts

or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property of located at 1440 Campbell Road in Goodlettsville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 19 day of February, 2016.

Sherry A Hunter Trustee
SHERRY A. HUNTER, TRUSTEE U/A/D February 2000 of the Sherry A. Hunter Revocable Living Trust Agreement

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie J. Serrano, a Notary Public of said County and State, SHERRY A. HUNTER, TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained by signing her name as Trustee.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 19th day of February, 2016.

Connie J Serrano
Notary Public

My Commission Expires: January 6, 2020

CONNIE J. SERRANO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

EXHIBIT A

Property Description

A certain tract of land in the 10th Councilmanic District of Davidson County, Tennessee, and described according to a survey by Tommy E. Walker, TN Lic. 1465 dated 02/07/01

Beginning at an existing iron pin at a corner post in the southeasterly margin of Campbell Road, said pin being the most southwesterly corner to herein described tract; thence leaving said margin with a fence N 14° 38' 14" E. 763.17' to a point; thence with said fence N 05° 38' 12" E. 928.08' to an existing corner post; thence S 52° 57' 31 E. 794.98 to an existing iron pin at corner post; thence S 10° 00' 09" W. 893.38' to an existing iron pin at a corner post; thence n 64° 28' 08" W. 303.71' to an existing iron pin; thence N 43° 01' 28" W. 238.07' to an existing pin; thence S 11° 00' 00" W. 721.20' to an existing iron pin in the margin of previous said Campbell Road; thence with said margin N 62° 13' 24" W. 213.99' to the point of beginning containing 17.371 acres. (Now 15 acres more or less.)

INCLUDED in the above-description, but expressly excluded from this conveyance is a certain tract of land described according to a survey by Tommy E. Walker TN Lic. 1465 dated February 2002 as follows:

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee beginning at an existing iron pin at a corner post in the northerly margin of Campbell Road, said pin being the most southwest corner to herein described tract; thence now leaving said margin N 14° 38' 14" E. 550.58' to a set iron pin; thence S. 62° 13' 24" E. 113.52' to a set iron pin; thence S. 11° 00' 00" W. 560.00' to a set iron pin in the margin of Campbell Road; thence with said margin N. 62° 13' 24" W. 150.00' to the point of beginning containing 1.622 acres.

Being the same property conveyed to Sherry A. Hunter, Trustee U/A/D February 15, 2000 of the Sherry A. Hunter Revocable Living Trust Agreement and any Successors in Trust, and any amendments therein from Alvin Lyell Hunter, Trustee U/A/D February 15, 2000 of the Alvin Lyell hunter Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto by deed of record Instrument #20010309-0022834, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Davidson County taxes for 2016 constitute a lien, but are not yet due and payable.

2. Easement for access to a family cemetery that may affect subject property as set out in Book 327, page 236 and Book 512, page 371, Register's Office for Davidson County, Tennessee.