Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

(B)

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160015612 DEEDWARR
Recvd: 02/25/16 13:03 2 pgs
Fees:13.00 Taxes:2146.00
20160225-0018089

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 5-26-16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Sherid McGhee | NEW OWNER | 016-00-0-229.00 |
| (NAME) | (NAME) | |
| 2593 Crocker Springs Road | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, I, **Shawn R. Houser, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sherid McGhee, a married woman and Doc McGhee, a married man,** 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:
LAND in the 10th Civil District of Davidson County, Tennessee, being Tract No. 7A on an unrecorded survey of William and Patty Frensley Property, by Ray C. Cole, Surveyor No. 924, dated December 5, 1988; and described according to a survey made by Campbell Surveying Co., Inc., dated 12/03/93, License No. 665, whose address is 2424 21st Ave. S., Suite 201, Nashville, TN 37212, as follows:

To find the Point of Beginning, begin at the most northwest corner of Tract No. 7 as described in deed to William Frensley and wife, Patricia Frensley of record in Book 7709, page 337, Register's Office for Davidson County, Tennessee; thence along the line of H.W. Newlin, South 43 degrees 37 minutes 27 seconds West 320.71 feet to an existing iron pin; thence along a 50 foot ROW access easement South 42 degrees 33 minutes 48 seconds East 64.32 feet; thence continuing along the line of said access easement South 20 degrees 41 minutes 56 seconds East 132.13 feet to the point of beginning, North 44 degrees 16 minutes 38 seconds East 192.30 feet to an iron pin set; thence South 77 degrees 43 minutes 22 seconds East 240.00 feet to a point; thence South 53 degrees 02 minutes 35 seconds East 675.53 feet to an iron pin set on the line of said access easement; thence continuing along the line of said access easement for the next five calls: North 83 degrees 00 minutes 23 seconds West 149.78 feet; thence North 83 degrees 19 minutes 59 seconds West 209.06 feet; thence South 89 degrees 16 minutes 18 seconds West 380.97 feet to a point; thence North 47 degrees 48 minutes 26 seconds West 126.00 feet to a point; thence North 20 degrees 41 minutes 56 seconds West 218.57 feet to the point of beginning, containing 5.05 acres, more or less. Together with an easement as shown of record in Book 7604, page 194, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shawn R. Houser, an unmarried person, by Warranty Deed from Christopher Edward Reddick and wife, Kelli Jennette Reddick, dated February 20, 2013, of record in Instrument No. 20130222-0018149, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2593 Crocker Springs Road, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Restrictions of record in Book 7475, page 937 and Book 7582, page 713; Agreement of record in Book 7604, page 194; All matters according to a survey made by Campbell Surveying Co., Inc. dated 12/03/93, License No. 665, whose address is 2424 21st Ave. S., Suite 201, Nashville, TN 37212; All matters according to a survey by Ray C. Cole, Surveyor No. 924, dated December 5, 1988; all of record in the Register's Office for Davidson County, Tennessee.**

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 18th day of February, 2016.

Shawn R. Houser by Dwight P. Wiles as his Attorney in Fact

Shawn R. Houser

By: Dwight P. Wiles, his Attorney-in-Fact

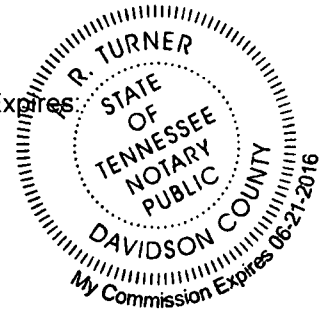
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Dwight P. Lyles, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for Shawn R. Houser, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Shawn R. Houser, the within named bargainor by the said Dwight P. Lyles as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of February, 2016.

Notary Public

My Commission Expires:




File No.: 21627