THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Olivia Sloan
5401 Lickton Pike
Goodlettsville, TN 37072
SEND TAX BILLS TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20160020878 DEEDWARR
Recvd: 03/14/16 15:25 2 pgs
Fees:13.00 Taxes:49.95
20160314-0024216

WARRANTY DEED

(Map 23, Parcel 89.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **ROBIN HORTON-LORINGER**, hereinafter referred to as "Grantor", has bargained and sold and do hereby transfer and convey unto **OLIVIA SLOAN**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

A CERTAIN tract or parcel of land lying in the 11th Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the center of a road which transverses the lands of Noble E. Cummings, said point being the northeast corner of the lands herein described and a corner common to Tract No. 4 of the Plan of the Lands of Noble E. Cummings, as divided among his children (said Plan not being of record); said point being in the line of Tract No. I of said Plan; thence with a line of Tract No. 4, South 00 degrees, 55 minutes East, 429.48 feet to a point in the original boundary of the Nobel E. Cummings land, also the boundary line of Reverend L. L. Allen; said point bearing South 82 degrees, 16 minutes West, 61.04 feet from an iron pin by a post, which is a corner to Tract No. 4 of said Plan; thence with the original boundary, South 82 degrees, 16 minutes West, 527.26 feet to an iron pin by a post; thus continuing with the original boundary line, South 84 degrees, 20 minutes West, 257.52 feet to a point, corner of Tract No. 2 in said Plan, thence leaving the original boundary line with a line of Tract No. 2, North 5 degrees, 40 minutes West, 376.76 feet to a point in the center line of the aforesaid road; thence with the center line of said road, South 76 degrees, 05 minutes East 33 feet; North 68 degrees, 58 minutes East, 69.9 feet; South 86 degrees, 42 minutes East, 90.06 feet; North 84 degrees, 10 minutes East, 313.58 feet; North 70 degrees, 56 minutes East, 327.24 feet; to the point of beginning, containing 6.97 acres, more or less, and being Tract No. 3 of the Plan of the Lands of Noble E. Cummings, as divided by him among his children, said Plan not being of record, and being a part of the same land conveyed to Noble E. Cummings, also known as N.E. Cummings, by deeds:

1. E. M. Galbreath, et ux, dated April 17, 1911, and recorded in Deed book 548, page 640.

2. C. C. Van Leer, et al., executed in October 1919, and recorded in Deed Book 561, page 19.

BEING the same property conveyed to Robin Horton-Loringer by Executor's Deed from Robin-Horton-Loringer, Executrix of the Will of Mary Cummings Horton, deceased, by the power conferred by said Will, dated May 8th, 2012 and filed for record on May 14, 2012 in Instrument No. 20120514-0041594 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is unimproved property known as 0 Lickton Pike, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 29th day of February, 2016.

Robin Horton-Loringer
ROBIN HORTON-LORINGER

STATE OF TENNESSEE)
COUNTY OF ~~RUTHERFORD~~ DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robin Horton-Loringer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of February, 2016.

J. Kasey Talbott
Notary Public

My Commission Expires: 5-20-2017
(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF ~~RUTHERFORD~~ DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $13,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robin A. Horton-Loringer
Affiant

Subscribed and sworn to before me this 29th day of February, 2016.

J. Kasey Talbott
Notary Public

My commission expires: 5-20-2017

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20160087