THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 17172

BILL GARRETT, Davidson County
Trans:T20160021434 DEEDWARR
Recvd: 03/16/16 09:40 2 pgs
Fees:13.00 Taxes:1110.00
20160316-0024857

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THOUSAND AND 00/100 ($300,000.00) DOLLARS, cash in hand paid by THE DOUGLAS J. NOSS 2014 IRREVOCABLE TRUST, dated May31, 2014, receipt of which is hereby acknowledged, I, SHIRLEY ANN ADCOCK PIPER, married, have bargained and sold, and by these presents do transfer and convey unto the said THE DOUGLAS J. NOSS 2014 IRREVOCABLE TRUST, dated May31, 2014, and assigns, a certain tract or parcel of land as follows:

Being Lot No. 48 on the Map of Brentwood Hall, Section 3, of record in Book 2133, Page 14, Register's Office of Davidson County, Tennessee.

SAID Lot No. 48 front 77 feet on the southerly margin of Landon Drive, and runs back between lines measuring 200.9 feet on the easterly line and 199.5 feet on the westerly line in the rear measuing 77.0 feet thereon.

Being the same property conveyed to Shirley Ann Adcock Piper by deed from Mattie B. Adcock, dated December 18, 2000 and of record in Instrument No. 20010122-0006412, in the Register's Office of Davidson County, Tennessee. Also being the same property to which a life estate interest was conveyed to Mattie B. Adcock, by Corrected Warranty Deed, dated January 31, 2001 and of record in Instrument No. 20010131-0009373, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of Landon Drive.

This conveyance is subject to all matters as shown on plat of record in Plat Book 2133, Page 14, in the Register's Office of 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 THE DOUGLAS J. NOSS 2014 IRREVOCABLE TRUST, dated May31, 2014, its successors and assigns, forever. And I do covenant with the said THE DOUGLAS J. NOSS 2014 IRREVOCABLE TRUST, dated May31, 2014, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2016 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said THE DOUGLAS J. NOSS 2014 IRREVOCABLE TRUST, dated May31, 2014, its successors and assigns, against the lawful claims of all persons whomsoever.

SHIRLEY ANN ADCOCK PIPER acknowledges that she is married to NORMAN PIPER and that their residence is not located on the property being conveyed. The said NORMAN PIPER does not have any homestead interest in the property being conveyed.

WITNESS MY HAND, on this 15th day of March, 2016.

Shirley Ann Adcock Piper
SHIRLEY ANN ADCOCK PIPER

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, SHIRLEY ANN ADCOCK PIPER, married, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 15th day of ~~March,~~ 2016.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 15th day of March, 2016.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

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Tax Map 146 16 0 118.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
DOUGLAS . NOSS REVOCABLE TRUST
DATED MAY 31, 2014
461 MANLEY DR.
NASHVILLE, TN 37220