Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160027100 DEEDWARR
Recvd: 04/04/16 14:42 2 pgs
Fees:13.00 Taxes:48.10
20160404-0031898

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $13,000.00.

Affiant

Subscribed and sworn to before me this 28th day of March, 2016.

Notary Public
My Commission Expires: 6/24/2016

D. SHAYNE ADAIR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

16-0153

Address of New Owner:	Send Tax Bills to:	Tax Information:
Daniel T. Smith	Daniel T. Smith	A Part of
Lower Walkers Creek Rd.		017-00-0-120.00
Goodlettsville, TN 37072		

WARRANTY DEED

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 hereby acknowledged, we

Vernon L. Harris,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Daniel T. Smith,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Being located in the 10th Councilmanic district of Davidson County, TN.

Beginning at an existing iron rod by Kevin David Crowe, PLS #1979, said iron rod being on the south margin of Lower Walkers Creek Road And being the common corner of Terrie O. Nieto and Angelo Hitt Harris As of record in Instr.: 200502110016183, Register's Office for Davidson County, Tennessee.; thence s 50°19'48" E passing an existing iron rod by said Crowe at 630.73' and continuing a total distance of 1280.49' to an existing stone pile on the West bank of a creek and in the common line of Janice L. Butler as of record in Deed Book 10513, Page 325, Registers Office for Davidson County, Tennessee.; thence s 77°10'55" W. a distance of 203.82' to a fence corner; thence s 06°51'54" W a distance of 117.63' to an existing iron rod at a fence corner and the common corner of this tract and Joe M. Haynes as of record in Deed Book 4943, Page 362, Register's Office for Davidson County, Tennessee..; thence with said Haynes N 84°47'54" W a distance of 285.88' to a set iron rod being the common corner of this tract and Vernon L. Harris as of record in deed book 4589, page 142, Register's Office for Davidson County, Tennessee.; thence with said Harris N 03°19'37" E passing a set iron rod at 415.40' (being the common corner of Harris and tract 2 of this survey) a total distance of 462.66' to a set iron rod and the common corner of Tract 1 and 2 of this survey; thence with the common line of Tracts 1 and 2 N 50°19'50" W a distance of 388.53' to a set iron rod; thence S 39°17'52" W a distance of 180.98' to a chiseled "X" in a

stone slab being in the common line of Edna R. Harris as of record in deed book 11110, page 357, Registers Office for Davidson County, Tennessee; thence with said Edna R. Harris N 48°25'46" W a distance of 320.94' to set iron rod in the margin of lower Walkers Creek Road and being the common corner of said Edna R. Harris and being 25' more or less from the center line of said road; thence with a curve Turning to the left with an arc length of 220.41', with a radius of 2553.58', With a chord bearing of N 39°05'55" E, with a chord length of 220.34', to an existing iron rod by said Crowe which is the point of beginning, Having an area of 233283 square feet, 5.36 acres more or less.

Being part of the same property conveyed to Vernon L. Harris by inheritance deed dated August 28, 1998, and of record in deed book 11110, page 362, registers office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is unimproved property located on **Lower Walkers Creek Rd., Goodlettsville, TN 37072.**

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. 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 our hands this 28th day of March, 2016.

Vernon L. Harris

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 **Vernon L. Harris**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of March, 2016.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
My Commission Expires: 6/24/2018