BILL GARRETT, Davidson County
Trans:T20160033643 DEEDWARR
Recvd: 04/25/16 10:43 3 pgs
Fees:18.00 Taxes:2719.50
20160425-0039806

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
Mr./Ms. Richard S. Davis, Jr. 1233 Hitt Lane Goodlettsville, TN 37072	Mr./Ms Richard Davis, Jr. 1233 Hitt Lane Goodlettsville, TN 37072	025 0 00 013.00

This Instrument Prepared By:
Curtis M. Lincoln
Attorney at Law/Real Estate Division
103 Bluegrass Commons Boulevard
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **WAYNE DETRING, Trustee of the Wayne Detring Living Trust dated July 15, 2010,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **RICHARD S. DAVIS, JR. and wife, ELLEN U. DAVIS,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING a tract of land in the 11th Councilmanic District of Davidson County, Tennessee, and being the same property conveyed to Hubert L. Worrell, Jr. Trustee in Deed Book 4601, Page 725, Register's Office for Davidson County, Tennessee, more accurately described according to a survey dated 7/1/91 by Tommy E. Walker, TN Lic. No. 1465 as follows:

BEGINNING at a set iron pin in the Westerly margin of Hitt Lane, said pin being the most Southeasterly corner of the herein-described tract and being the most Northwesterly corner of E. J. Miller (DB 2591, Pg 31, RODC, TN); thence now leaving said margin with said Miller's North line North 81 deg. 51 min. 31 sec. West 560.83 feet to an existing iron pin, said pin being a common corner with D. R. Hasty; thence with said Hasty North 81 deg. 55 min. 00 sec. West 967.58 feet to a 10-foot hackberry tree in the East line of Mitchell (DB 4537, Pg. 348, RODC, TN); thence with said line North 08 deg. 32 min. 43 sec. East 375.00 feet to a set iron pin, corner to Virgil Thomas (DB 5730, Pg. 314, RODC, TN); thence now leaving said Mitchell's East line with said Thomas South 81 deg. 22 min. 04 sec. East 1427.15 feet to an existing iron pin in the Westerly margin of Hitt Lane; thence with said Westerly margin South 07 deg. 06 min. 48 sec. East 375.00 feet to the point of beginning, containing 12.485 acres, more or less.

BEING the same property conveyed to WAYNE DETRING, Trustee of the WAYNE DETRING LIVING TRUST DATED JULY 15, 2010 by Quitclaim Deed dated July 27, 2015, and executed by GERALD WAYNE DETRING and

recorded as Instrument No. 20160226-0018232, Register's Office for Davidson County, TN.

This is improved property known as 1233 Hitt Lane, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 22nd day of April, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

WAYNE DETRING LIVING TRUST
Dated July 15, 2010

Wayne Detring, Trustee

WAYNE DETRING, Trustee

STATE OF TENNESSEE COUNTY OF ~~SUMNER~~ Davidson

Before me, undersigned, a Notary Public of the state and county aforementioned, personally appeared Wayne Detring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Wayne Detring Living Trust dated July 15, 2010, the within-named bargainor(s), and that such person, as such Trust, executed the foregoing instrument for the purpose therein contained, by signing the name of the Wayne Detring Living Trust dated July 15, 2010 by himself as Trustee.

Witness my hand and seal on the 22nd day of April, 2016.

Patricia Nichols

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 4/23/16

State of Tennessee County of ~~Sumner~~ Davidson

The maximum principal indebtedness for Tennessee recording tax purposes is $735,000.00.

Ellen W. Davis

Affiant

Sworn to and subscribed before me on this the 22nd day of April, 2016

Notary Public

My Commission Expires: 8/23/16

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.