BILL GARRETT, Davidson County
Trans:T20160042894 DEEDWARR
Recvd: 05/23/16 09:49 3 pgs
Fees:18.00 Taxes:510.60
20160523-0051137

NEW OWNER IS AND SEND
TAX BILLS TO:
PETER REGINALD MORRIS
389 Willow Bough Ln.
Old Hickory, TN 37138

MAP AND PARCEL 044-10-0 001.00
MAP AND PARCEL 044-10-0 001.01

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED THIRTY-EIGHT THOUSAND AND NO/100 ($138,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, WE, **GAYLE D. GARRISON**, have this day bargained and sold and by these presents do hereby transfer and convey to **PETER REGINALD MORRIS**, his heirs and assigns, the following described lot or parcel of land as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

TRACT NO. 1: BEING Lot No. 262/Block 4 on the plan of Cumberland Terrace Subdivision Part I as of record in Book 1424, page 49, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gayle D. Garrison by deed from Lyndal D. Burch and Newton Derryberry, Jr., dated August 1, 2012 and filed for record as Instrument #20120803-0069196, in the Register's Office for Davidson County, Tennessee.

TRACT NO. 2: BEING a certain tract or parcel of land located and being in the Fourth Civil District of Davidson County, Tennessee in Hadleys Bend of The Cumberland River, near Old Hickory Tennessee, and more particularly described as follows:

Beginning on a concrete monument at the northwest corner of the Derryberry Property, the same being eighty (80) feet east from an iron pin located in the East boundary of Martingale Drive and runs as follows: N. 39-38 E four hundred forty-seven (447) feet up the North side of drain to an iron pin located in the west boundary of the Tennessee Central Railroad right of way; thence with the curve turning right intercepting the following arc, Angle 16-52; Radius 1382.7 feet; Tangent 205 feet; Length 406 feet with the west boundary of right of way to a planted railroad rail at the northeast corner of the Derryberry property; thence S. 86 25 West 180.05 feet; thence with the Derryberry property N. 78 05 West 240.85 feet with the Derryberry property to the point of beginning and containing 1.86 acres.

Being the same property conveyed to Gayle D. Garrison by deed from Lyndal D. Burch and Newton Derryberry, Jr., dated August 1, 2012 and filed for record as Instrument #20120803-0069194 in the Register's Office for Davidson County, Tennessee. Also see Instrument #20120803-0069193, said Register's Office.

Grantor hereby warrants that this is not the principal place of residence of Gayle D. Garrison nor her spouse, and is therefore not subject to the homestead exemption.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEE, his heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE, that I am lawfully seized and possessed of said lot or parcel of land, that I have the right to convey same and that the same is unencumbered except for 2016 real estate taxes, applicable building and zoning regulations and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title unto the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16 day of May, 2016.

Gayle D. Garrison
GAYLE D. GARRISON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GAYLE D. GARRISON**, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, on this the 16 day of May, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-21-2020

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$138,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 16 day of May, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-21-2020