BILL GARRETT, Davidson County
Trans:T20160047405 DEEDWARR
Recvd: 06/06/16 11:13 3 pgs
Fees:18.00 Taxes:74.00
20160606-0056704

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $20,000.00

AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2594
Email: hmskiplaw@comcast.net

Subscribed and sworn to before me
This 13th day of
May, 2016

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Cothern and Donna Cothern 7428 Bidwell Road Joelton, TN 37080	Michael W. Cothern and Donna Cothern 7428 Bidwell Rroad Joelton, TN 37080	04100012200

WARRANTY DEED

THIS INDENTURE is made and entered into this 13th day of May, 2016, by and between Henrietta A. Hornbuckle, A/K/A Henrietta S. Hornbuckle, unmarried, hereinafter called Grantor, and Michael W. Cothern and Donna Cothern, husband and wife, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Henrietta S. Hornbuckle, Grantor, does hereby bargain, sell, transfer and convey unto Michael W. Cothern and Wife, Donna Cothern, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 0 TRAIL HOLLOW LANE, Whites Creek, TN. 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Gender and Number. Words used herein indicating gender and number shall be read as the context may require.

WITNESS the hand and seal of Grantor on the day and year first above written.

Henrietta S. Hornbuckle

HENRIETTA S. HORNBUCKLE, SELLER, BY HER ATTORNEY-IN-FACT, ERNIE C. MIDGETT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ernie C. Midgett, Attorney-in-Fact for Henrietta S. Hornbuckle, by Power of Attorney of record in Instrument No 20160006-0051703, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 13th day of May, 2016.

Howard M. Skipworth

NOTARY PUBLIC

My commission expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy& Associates, Inc., Job No. 83-054, as follows:

To reach the beginning from an iron pin at the northeast corner of C. A. Wheeler, Jr., Tax Map 50, Parcel 100 on the Westerly right of way line of I-24, follow I-24 N 10° 28′ 02″ W 514.65 feet to a concrete monument; thence N 19° 38′ 27″ W 1217.97 feet to a concrete monument; thence, N 26° 36′ 18″ W 402.26 feet to a concrete monument; thence, N 19° 51′ 52″ W 604.24 feet to a concrete monument; thence N 56° 21′ 44″ W 367.17 feet to a concrete monument; thence N 0° 31′ 19″ W 321.79 feet to an iron pin, the point of beginning; thence, S 71° 02′ 53″ W 644.57 feet to a point in the center of a 50' private drive; thence, N 18° 57′ 07″ W 113.15 feet; thence, with a 2576.73 foot radius curve to the left 199.90 feet, said curve has a chord bearing and distance of N 21° 10′ 28″ W 199.85 feet; thence, N 23° 23′ 49″ W 45.01 feet; thence with a 1145.38 foot radius curve to the left 207.00 feet, said curve has a chord bearing and distance of N 28° 34′ 27″ W 206.72 feet; thence leaving said drive N 63° 01′ 25″ E 803.67 feet to an iron pin on the westerly right of way line of I-24; thence, with said line S 19° 38′ 58″ E 75.00 feet to a concrete monument; thence, S 06° 11′ 26″ E 205.57 feet to a concrete monument; thence, S 20° 26′ 34″ E 199.83 feet to a concrete monument; thence, S 0° 31′ 19″ E 209.21 feet to the point of beginning and containing 10.21 acres, more or less.

Being the same property conveyed to Henrietta S. Hornbuckle by deed from Earnie C. Midgett, Trustee, and W. Berry Midgett, of record in Book 6493, Page 560, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. ALL REAL PROPERTY taxes for the year 2016 and subsequent years, A LIEN, not yet due and payable (MAP-PARCEL No. 04100012200). 2015 real property taxes have been paid.
2. Mutual grant of 25′ roadway easement of record in Book 6199, Page 559, Register's Office for Davidson County, Tennessee, as shown in Warranty Deed of Record in Book 6199, Page 554, said Register's Office.
3. Easement of Record in Book 3068, Page 408 and Book 5613, Page 216.
4. Covenants of Record in Book 6208, Page 748 and Book 6493, Page 560.
5. All matters as shown on Plat.
6. Rights of others in Private Drive.
7. Rights as set out in Book 5992, Page 654
8. Any exceptions regarding upkeep of Private Drive.