BILL GARRETT, Davidson County
Trans:T20160048254 DEEDWARR
Recvd: 06/08/16 09:02 3 pgs
Fees:18.00 Taxes:222.00
20160608-0057646

ADDRESS OF NEW OWNER:
AND SEND TAX BILLS TO:
Fred L. Howell, Jr.
904 Coles Ferry Rd.
Gallatin TN.

THIS INSTRUMENT WAS PREPARED BY:

KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

MAP & PARCEL #050-04-0006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIXTY THOUSAND AND NO/100 ($60,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, WE, **BOBBIE ANN LAW and GLORIA DEAN TAYLOR, being all of the heirs of Dimple L. Law, deceased,** have this day bargained and sold and by these presents do hereby transfer and convey unto **FRED L. HOWELL, JR.,** his heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

> BEING Lot No. 1 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, dated April 20th, 1947, as follows:
>
> BEGINNING at a point in the north margin of Due West Avenue, 655.97 feet east of the easterly margin of Dickerson Pike; thence northerly 540.6 feet to a point; thence easterly 100 feet to the corner of lot Nos. 1 and 2; thence with the line between said lots, southerly 540.6 feet to the north margin of Due West Avenue; thence with the margin of the same, westerly 100 feet to the beginning.
>
> BEING the same property conveyed to Henry S. Law and wife, Dimple L. Law, by deed from Rufus H. Donehew and wife, Bess Harris Donehew, dated January 17, 1948 and filed for record in Book 1557, Page 249, in the Register's Office for Davidson County, Tennessee. Henry S. Law died September 4, 2001. Dimple L. Law died November 17, 2015 leaving Gloria Dean Taylor and Bobbie A. Law as her surviving heirs-at-law. For further reference see Affidavit of Heirship of record as Instrument #20151210-0124344, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract 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.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above-described tract or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2016 real estate taxes which are to be pro-rated and payment assumed by Grantee, applicable zoning and building regulations and permits, and all visible easements.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said GRANTEE, his heirs and assigns, against all lawful claims of all persons whomsoever.

WITNESS our hands this the 2nd day of June, 2016.

Gloria Dean L. Taylor
GLORIA DEAN TAYLOR

Bobbie Ann Law
BOBBIE A. LAW

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 **GLORIA DEAN TAYLOR and BOBBIE A. LAW**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 2nd day of June, 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 **$60,000.00**, 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 2nd day of June, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

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