BILL GARRETT, Davidson County
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PREPARED BY: DONOHO, TAYLOR & TAYLOR, ATTORNEYS
204 Court Street
Hartsville, Tennessee 37074

District 10 Map 25 Group - Control Map 25 Parcel 043.00

EUGENE SPEARS and wife, ELIZABETH F. SPEARS
to
SANDRA LEE RINEHEART and husband, JAMES T. RINEHEART

Address of New Owner
And Mail Tax Notices to:
Sandra + James Rineheart
342 Dry Creek Road
Goodlettsville, TN 37072

WARRANTY DEED

For and in consideration of the sum of Two Hundred Nineteen Thousand Dollars ($219,000.00), cash in hand paid, the receipt of which is hereby acknowledged, we, EUGENE SPEARS and wife, ELIZABETH F. SPEARS, have bargained and sold, and by these presents do transfer and convey unto the said SANDRA LEE RINEHEART and husband, JAMES T. RINEHEART, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being the northeast 5 ½ acres, more or less, of the James L. Stockton 40.62 acres tract, described according to a loan survey by T. R. Sanford, Surveyor, dated October 5, 1960, as follows:

Beginning at a corner fence post at the Northeast corner of a tract of land which contains 40.62 acres, more or less, and conveyed to James L. Stockton and wife, Martha K. Stockton by deed of record in Book 2084, page 125, Register's Office for said County; thence, North 63 degrees 10' West 220 feet to an iron pin; thence, North 3 degrees East and crossing Dry Creek 65.8 feet to a spike in the center of Dry Creek Road; thence, with the center of said road North 51 degrees West 40 feet to a spike; North 44 degrees West 62 feet to a spike; thence, South 34 degrees 12; West and crossing Dry Creek, 61 feet to an iron pin; thence, North 88 degrees 10' West 75 feet to a spike in a Bodock Tree; thence, South 22 degrees 3' West 233.6 feet to an iron pin; thence, South 23 degrees 55 feet East 605.5 feet to an iron pin; thence, North 70 degrees 5' East 194 feet to a stake in an old fence line; thence, North 4 degrees East along said fence line 515 fee to the point of beginning.

This is the same property which was conveyed to Eugene Spears and wife, Elizabeth F. Spears from The Estate of Ruby L. Stockton, by and through Jason Stockton, in his capacity as Executor by Warranty Deed dated November 23, 2015, of record in Instrument Number 20151124-0118974, Register's Office of Davidson County, Tennessee.

2016 taxes will be prorated. 2017 and subsequent taxes will be the responsibility of the purchasers.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said SANDRA LEE RINEHEART and husband, JAMES T. RINEHEART, their heirs and assigns, forever.

And we do covenant with the said conveyees 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, EXCEPT for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said conveyees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 23 day of June, 2014.

Eugene Spears
EUGENE SPEARS

Elizabeth F Spears
ELIZABETH F. SPEARS

STATE OF Tennessee

COUNTY OF Trousdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EUGENE SPEARS and wife, ELIZABETH F. SPEARS, 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 Hartsville, TN, this 23 day of June, 2014.

Ashlee S. Scott
NOTARY PUBLIC

ASHLEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

My Commission Expires: 5-1-19

STATE OF Tennessee
COUNTY OF Trousdale

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $29,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Sandra Lee Lyneheart
AFFIANT

Subscribed and sworn to before me, this the 23 day of June, 2016.

REGISTER OR NOTARY PUBLIC

My Commission Expires: 5-1-19

STATE OF TENNESSEE NOTARY PUBLIC TROUSDALE COUNTY