STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/16/18
File No. G16-4671D

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160059499 DEEDWARR
Recvd: 07/12/16 12:58 2 pgs
Fees:13.00 Taxes:987.90
20160712-0071319

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joshua R. Smith, an unmarried man (NAME)	same as new owner (NAME)	01100003300
3030 Greer Road (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Cheryl Cherry Richardson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua R. Smith, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being land in the 10th Civil District of said County, described to a copy of a survey by John R. Alley, surveyor, dated June 1965, as follows:

Beginning at an iron spike set in the center of Greer Road, said point being the Northwest corner of the tract of land conveyed to Henry C. Smiley and wife, by deed of record in Book 4017, page 215, register's office for said county; thence with the center line of said Greer Road, South 82° 14' East 102.8 feet to a point South 77° 10' East 100 feet to an iron spike; South 72° 45' East 188.6 feet to an iron spike and South 72° 00' East 181.7 feet to an iron spike; thence North 10° 30' 701 feet to a point in an old marked line; thence North 86° 30' West 684 feet to a point; thence South 1° 00' East 587 feet to the point of beginning, containing 9.05 acres, more or less.

Included in the above description, but expressly excluded therefrom is property conveyed to James R. Huffine, by deed from William H. Baker Revocable trust dated February 7, 1992, of record in Book 8763, page 521, Register's Office of Davidson County, Tennessee, as follows:

Beginning at a set iron pin in the Northerly Margin of Greer Road, said pin being the most Southwesterly corner of the herein described tract and being a common corner to Virgil L. Binkley (Deed Book 4228, page 481, Register's Office for Davidson County, Tennessee); thence with the East line of Binkley North 01° 00'00" West, 561.95 feet to an iron pin; thence South 86° 30'00" East, 217.10 feet to an iron pin; thence South 00° 43'25" East, 583.71 feet to an iron pin in the Northerly margin of said road; thence with said margin and a curve to the left South 00° 43' 25" West, 583.71 feet North to an iron pin in the Northerly margin of said road; thence with said margin and to a curve to the left (I=9° 19'43", R=1245.59') 202.80' to the point of beginning containing 2.723 acres more or less, as surveyed by Tommy E. Walker, Tennessee license no. 1465 on January 22, 1992.

BEING the same property conveyed to Cheryl Cherry Richardson from Timothy Lauren Bradley, by Quit Claim Deed dated May 26, 2016, as Instrument No. 20160527-0053732, in Register's Office for Davidson County, Tennessee.

Timothy L. Bradley joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3030 Greer Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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. Whenever 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 13th day of June, 2016.

Cheryl Cherry Richardson

June 13, 2016
Date

Timothy L. Bradley

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Cheryl Cherry Richardson and Timothy L. Bradley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of June, 2016.

My Commission Expires: 8/7/2018

Notary Public

SUMNER COUNTY
TENNESSEE NOTARY PUBLIC
STATE OF
TRUDY MILLIKEN

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066