BILL GARRETT, Davidson County
Trans:T20160066310 DEEDWARR
Recvd: 08/02/16 10:49 2 pgs
Fees:13.00 Taxes:1091.50
20160802-0079585

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF July, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G16-5454D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mary Anne Queen and Ronald H. Queen, wife and husband and Houston L. Johnosn (NAME)	New Owner (NAME)	24-97
1516 Campbell Road (STREET ADDRESS)	u (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	u (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, **Olena Burnham, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Anne Queen and Ronald H. Queen, wife and husband and Houston L. Johnson,** 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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, and described according to surveys made by Geo. Watlins, Surveyor, dated July 31, 1957, and by Arbo Engineering Co., dated April 3, 1965, as follows:

Beginning at a point in the center of Campbell Road, said point being located North 30° West 481.6 feet from the Southwesterly corner of the property conveyed to Bernice L. Martin by Deed from Muncie Martin and wife, of record in Book 2695, page 139, Register's Office for said County, thence with the center of said Road, North 30° West 286.4 feet to a point; thence leaving said Road, North 60° East, crossing a drain, 622.1 feet to an iron pin; thence with a fence, South 12° East 301.2 feet to an iron pin; thence South 60° West 529.9 feet to the point of beginning.

BEING the same property conveyed to Olena Burnham, married from Larry W. Fowler and Johnnie M. Fowler, both unmarried, by Deed dated November 30, 2007, as Instrument No. 20071203-0139651, in the Register's Office for Davidson County, Tennessee.
Roger Burnham joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

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

1. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

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 1516 Campbell 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 29th day of July, 2016.

x _____
Olena Burnham

July 29, 2016
Date

x _____
Roger Burnham

July 29, 2016
Date

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 Olena Burnham and Roger Burnham, wife and husband, 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 29th day of July, 2016.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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