STATE OF TENNESSEE }
COUNTY OF Rutherford }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Jessica Hutchens
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15 DAY OF August, 2016.

Gail L. Vincent
NOTARY PUBLIC

My Commission expires: [illegible]

GAIL L. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 2018

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16070008

Address of New Owner	Send Tax Bills To:	Tax Information:
Scott A. Leist, a single man 5681 Eatons Creek Road Joelton, TN 37080	~~Same~~ 305 Verdun Drive Clarksville, TN 37042	029-143.00,

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Carolyn Dawn Huey and husband, Darrell Huey,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Scott A. Leist, a single man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummins, Surveyor, January 24, 1967, as follows:

Beginning at a point on the westerly margin of Eatons Creek Road, said point being North 9 degrees 40' West, 630 feet from the intersection of said Eatons Creek Road and a point in the eastern boundary line of the property conveyed to Thomas Tyler Baggott, Jr. and wife, of record in Book 2143, page 52, Register's Office for Davidson County, Tennessee; thence North 82 degrees 30' West, 707 feet; thence northeasterly 204 feet; thence South 82 degrees 30' East, 627 feet to the westerly margin of Eatons Creek Road; thence with the same, South 9 degrees 40' East, 212 feet to the beginning, containing 3.2 acres, more or less.

Being the same property conveyed to Carolyn Dawn Huey and husband, Darrell Huey, by Warranty Deed from William C. McKoin, Jr. also known as, William Cantrell McKoin, an unmarried person, dated 09/19/14 and recorded on 09/25/14 in Instrument No. 20140925-0088442, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
5681 Eatons Creek Road, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2016 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160070979 DEEDWARR
Recvd: 08/16/16 10:11 2 pgs
Fees:13.00 Taxes:421.80
20160816-0085238

IN WITNESS WHEREOF, **Darrell Huey and Carolyn Dawn Huey** has/have caused this instrument to be executed, this the 12 day of August, 20 16.

Darrell Huey

Carolyn Dawn Huey

STATE OF TN
COUNTY OF Cleatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Darrell Huey and Carolyn Dawn Huey,** 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.

This the 12 day of August, 20 16

My commission Expires: 8/25/18

NOTARY PUBLIC

