WARRANTY DEED

DON [illegible] HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of August, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Paul Booher and/or Sue R. Booher, Trustees of The Booher Joint Family Revocable Living Trust Agreement	SAME	23-67
(NAME)	(NAME)	
5228 Lickton Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161901

For and 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 hereby acknowledged, I/we, Clarence William Hudgins, Linda Gail Goodwin, Carol Ann White Fravel, Donna Kay Hudgins and Mickey Lee Hudgins, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Paul Booher and/or Sue R. Booher, Trustees of The Booher Joint Family Revocable Living Trust Agreement, 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. :

Certain real property situate in Davidson County, Tennessee, in the 10th formerly 22nd Civil District of said County, being part of Lot No. 5 on the plan of the partition of the lands of John Cummings, deceased, and described as follows, to-wit:

BEGINNING at a point South 88° East 71.64 poles from a black walnut tree which is locagted ½ pole East of the southwest corner of a 30 acre tract upon which Mr. E.M. Galbreath formerly resided; thence North 1° 50' East, 24.04 poles to a poplar tree; thence South 77° East 28 poles to a locust tree; thence south 87° East 43.50 poles to a point in the center of Lickton Pike in the said Galbreath South line; thence running South in the center of Lickton Pike with Lickton Pike to the beginning, containing 10 acres, more or less.

BEING the same property conveyed to John Neely Hudgins and wife, Betty Ann Hudgins n Book 432, page 4798, Register's Office for Davidson County, Tennessee. The said John Neeley Hudgins conveyed his interest in said land to Betty Ann Hudgins, by Deed dated August 15, 1978 and filed of record in Book 5401, page 787, Register's Office for Davidson County, Tennessee. The said Betty Ann Hudgins died intestate on or about January 3, 2013 survived by her children Clarence William Hudgins, Linda Gain Goodwin, Carol Ann White Fravel, Donna Kay Hudgins and Mickey Lee Hudgins. (See Affidavit of heirship filed of record in Instrument 20160817-0085867, Register's Office for Davidson County, Tennessee)

Unimproved ☐

This is improved ☒ property, known as 5228 Lickton Pike, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

BILL GARRETT, Davidson County
Trans:T20160071526 DEEDWARR
Recvd: 08/17/16 11:52 2 pgs
Fees:13.00 Taxes:425.50
20160817-0085868

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of August, 2016

Clarence William Hudgins

Linda Gail Goodwin

Carol Ann White Fravel

Donna Kay Hudgins

Mickey Lee Hudgins

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Clarence William Hudgins, Linda Gail Goodwin, Carol Ann White Fravel, Donna Kay Hudgins and Mickey Lee Hudgins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th of August, 2016.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017