BILL GARRETT, Davidson County
Trans:T20160073874 DEEDWARR
Recvd: 08/24/16 11:02 2 pgs
Fees:13.00 Taxes:573.50
20160824-0088555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me, this 19TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: May 22, 2020
(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0128-33113

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carri A. Hofaker, an unmarried woman	New Owner (NAME)	01700018500
1511 Union Hill Road (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lowell M. Wallace, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carri A. Hofaker, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO SURVEY BY ROBERT LEE SPEARS, TENNESSEE REGISTERED LAND SURVEYOR NO. 128, 4075 N. MT. JULIET ROAD, MT. JULIET, TN 37122, DATED JULY 18, 1995, AS FOLLOWS: BEGINNING AT AN IRON ROD (OLD) IN THE SOUTHERLY MARGIN OF UNION HILL ROAD AT THE NORTHEASTERLY CORNER OF PROPERTY OWNED BY CHARLENE DICKENS OF RECORD IN DEED BOOK 8242, PAGE 683, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUTHERLY MARGIN OF UNION HILL ROAD SOUTH 86 DEG. 14' 58" EAST, 58.00 FEET TO A POST; THENCE LEAVING THE SOUTHERLY MARGIN OF UNION HILL ROAD, SOUTH 5 DEG. 14' 00" WEST, 1476.72 FEET TO A POST; THENCE NORTH 88 DEG. 44' 18" WEST, 302.00 FEET; THENCE NORTH 83 DEG. 51' 11" WEST, 307,00 FEET TO A POINT; THENCE NORTH 33 DEG. 08' 08" EAST, 440.53 FEET TO A POST; THENCE NORTH 28 DEG. 32' 59" EAST, 325.96 FEET TO A POST IN AN OLD FENCE; THENCE NORTH 69 DEG, 40' 27" EAST, 247.84 FEET TO AN IRON ROD (OLD); THENCE NORTH 4 DEG. 32' 00" EAST, 695.71 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LOWELL M. WALLACE BY DEED FROM THERESA A. WALLACE OF RECORD IN INSTRUMENT NO. 20021002-0119437, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1511 Union Hill Road, Goodlettsville, TN 37072
(House Number) (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 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

WARRANTY DEED
(Continued)

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, 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 19th day of August, 2016.

Lowell M. Wallace

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lowell M. Wallace, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness ~~my hand~~ and official seal, this the 19th day of August, 2016.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072