BILL GARRETT, Davidson County
Trans:T20160076250 DEEDWARR
Recvd: 08/31/16 13:15 2 pgs
Fees:13.00 Taxes:1720.50
20160831-0091433

8:55

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2016.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G16-5979D

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Elizabeth Wilkinson and Doran Danoff<br>(NAME) | OWNERS<br>(NAME) | 024 00 0 105.00 |
| 760 Dry Creek Road<br>(STREET ADDRESS) | (STREET ADDRESS) | |
| Goodlettsville, TN 37072<br>(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, **Joan L. Parker, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Doran A. Danoff and Margaret Elizabeth Wilkinson, husband and wife,** 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:

The following described tract or parcel of land, together will all improvements thereon, in the 10th Civil District of Davidson County, Tennessee, as follows:

Said Tract of Land is described according to an unrecorded survey made by A.E. Dye, Surveyor, dated February 2, 1974, as follows:

Beginning at an iron pin in the South right of way of Dry Creek Road, at the front Northeast-most corner of tis tract and the common front corner with Henley et ux in Book 3906, page 845, Register's Office for Davidson County, Tennessee ("RODC" hereafter); as divided and conveyed to Clinard in Book 4787, page 979 RODC; Thence leaving said Dry Creek Road (and with the line between said Henley), South 5 degrees West, 129.8 feet to an iron pin; Thence North 82 degrees East, 27.0 feet to an iron pin; Thence South 24 degrees East, 421 feet to an iron pin; Thence North 74 degrees 45 minutes East, 108.7 feet to an iron pin; Thence North 42 degrees East, 93.0 feet to an iron pin; Thence South 56 degrees 54 minutes East, 287.7 feet to an iron pin; Thence South 211.5 feet to an iron pin; Thence South 75 degrees 10 minutes West, 285.5 feet to an iron pin; Thence South 75 degrees 01 minutes West, 250 feet to an iron pin and the common rear corner of this tract and that 3.1 acre tract conveyed to Friedman from Clinard (Book 5156, page 933 RODC; Thence with the line between said Friedman and Clinard, for the following 2 said calls, North 21 degrees 30 minutes West, 784 feet to an iron pin; and North 22 degrees 30 minutes East, 195.0 feet to an iron pin in the South right of way of Dry Creek Road and the common front corner of said Friedman and Clinard; Thence with the South right of way of Dry Creek Road South 78 degrees 27 minutes East, 75 feet to the point of beginning.

BEING the same property conveyed to Joan L. Parker from Darren Ray Parker, by Quit Claim Deed dated March 5, 2016, as Instrument No. 20160307-0021539, in the Register's Office for Davidson County, Tennessee.

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

1. Restrictions found in Book 4782, page 54, Register's Office for Davidson County, Tennessee.

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 760 Dry Creek 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 23rd day of August, 2016.

Joan L. Parker

August 23, 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 Joan L. Parker, 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 23rd day of August, 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**