WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2016.

_____
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans: T20160077251 DEEDWARR
Recvd: 09/02/16 12:31 3 pgs
Fees: 18.00 Taxes: 440.30

20160902-0092616

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jackson Fuller and wife, Patricia A. Fuller	Same as New Owners	01808001200
(NAME)	(NAME)	
1636 Union Hill Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Stanley H. Morris and Kenneth R. Greer by and through his Attorney-in-Fact, Stanley H. Morris, Jr. , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACKSON FULLER AND WIFE, PATRICIA A. FULLER, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, described as follows:
BEGINNING at an iron pin on the northerly margin of Dickerson Road, U.S. Hwy. 41 and 31, at the intersection of said margin and the westerly margin of Old Springfield Road; thence along the westerly margin of Dickerson Road, U. S. Hwy. 41 and 31, S 19 deg. 46 min. 00 sec. E. a distance of 432.52 feet to an iron pin; thence N 70 deg. 10 min. 33 sec. E. a distance of 89.77 feet to an iron pin where the width of the margin of Dickerson Road, U.S. Hwy. 41 and 31 changes from 35 feet to 125 feet from the centerline of said road; thence along the westerly margin of Dickerson Road, southerly with a curve to the right having a radius of 1875.00 feet and a central angle of 1 deg. 31 min. 40 sec. a distance of 50.00 feet to an iron pin; thence leaving Dickerson Road, S 70 deg. 10 min. 33 sec. West, a distance of 209.05 feet to an iron pin at the southeast corner of a tract of land conveyed to John Shiriram by Warranty Deed of record in Book 6393 ,Page 452, Register's Office for Davidson County, Tennessee; thence with the east line of said tract conveyed to John Shiriram, N. 19 deg. 46 min. 00 sec. W. a distance of 482.52 feet to an iron pin; thence N 70 deg. 10 min. 33 sec. E a distance of 120.00 feet to the point of beginning.

Being the same property to Kenneth R. Greer and Stanley H. Morris by Warranty Deed dated August 2, 2007 from Valley View Mobile Home Parks, LLC, a Tennessee Limited Liability Company which deed is of record as Instrument No. 20070813-0096383, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PORTION OF THE ABOVE PROPERTY CONVEYED TO THE TENNESSEE DEPARTMENT OF TRANSPORATION BY WARRANTY DEED DATED SEPTEMBER 27, 2010, RECORDED IN INSTRUMENT NO. 20101007-0080624, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

Parcel 1 - Beginning at the point of intersection of the existing west margin of SR 11 and the north boundary of the French Landing Investors, LLC property, said point of intersection being 45.36' left of SR 11 proposed centerline station 579+49.93; thence with said boundary, south 75 degrees 31' 00" west 16.67' to a point, said point being 62.00' left of SR 11 proposed centerline station 579+49.07; thence with the proposed west margin of said road, having a 2229.83' radius curve left and northerly 50.03' to a point, said point being 62.00' left of SR 11 proposed centerline station 580+00.49; thence with the existing south margin of SR 11 easterly 16', more or less to a point, said point being 46.44 ' left of SR 11 proposed centerline station 580+00.95; thence with said existing west margin having a curve right and southerly 50', more or less, to the point of beginning.

Parcel 2 - Beginning at the point of intersection of the existing west margin of SR 11, and the south boundary of the John Shiriram property; said point of intersection being 125.76' left of SR 11 proposed centerline station 584 +38.57; thence with said existing west margin, southerly 81', more or less, to a point, said point being 21.56' right of Old Springfield Pike proposed centerline station 24+97.39; thence with the proposed southwest margin of Old

Springfield Pike having a 148.62' radius curve right and northwesterly 102.30' to a point, said point being 21.51' right of Old Springfield Pike proposed centerline station 24+09.90; thence with said south boundary, north 75 degrees 31' 00" east 58.87' to the point of beginning.

Parcels 1 and 2 combined contain 3790 square feet and were conveyed in above referenced deed in fee simple. Within said deed to Tennessee Department of Transporation of record as Instrument No.. 20101007-0080624, said Register's Office, there is also conveyed an easement for construction of slopes outside the proposed right of way line. The land on which the slopes are to be constructed remained the property of the grantors in said deed, and this temporary slope easement shall terminate upon the completion of construction of the project. Said property constituting the slope easement(s) is herein conveyed to the Grantees, subject to sald temporary slope easement.

THE ABOVE PROPERTY IS CONVEYED SUBJECT TO PROPERTY TAXES FOR 2016, A LIEN BUT NOT YET DUE AND PAYABLE AND WHICH THE GRANTEES HEREIN SHALL ASSUME THE LIABILITY FOR PAYMENT THEREOF; FURTHER SUBJECT TO A NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS SET OUT IN DEED OF RECORD IN BOOK 6393, PAGE 453, SAID REGISTER' S, AND ALSO SUBJECT TO A PERMANENT EASEMENT AND RIGHT-OF-WAY FOR STREET PURPOSES AND RIGHT OF ENTRY FOR TEMPORARY CONSTRUCTION PURP0SES OF RECORD IN BOOK 6678, PAGE 696, SAID REGISTER'S OFFICE. ALSO SUBJECT TO TEMPORARY EASEMENT FOR SLOPES OF RECORD AS INSTRUMENT NO. 20101007-0080624, SAID REGISTER'S OFFICE.

unimproved ☑

This is improved ☐ property, known as 0 North Main Street, 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 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 our hands this 26th day of August, 2016.

Stanley H. Morris

Kenneth R. Greer

by: Stanley H. Morris, Jr.

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Stanley H. Morris, Jr. , to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Kenneth R. Greer, acting as that person's agent and attorney in fact, and the said Stanley H. Morris, Jr. acknowledged that he executed the foregoing instrument as agent and attorney in fact for Kenneth R. Greer for the purposes therein contained.

WITNESS my hand and seal, this 26th day of August, 2016.

My Commission Expires:
1-9-18

Notary Public,

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority , **Stanley H. Morris,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office at Madison Tennessee, this the 26th day of August , 2016.

My commission expires: 1/9/2018

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY