BILL GARRETT, Davidson County
Trans: T20160085187 DEEDWARR
Recvd: 09/28/16 11:10 3 pgs
Fees: 18.00 Taxes: 1110.00
20160928-0102200

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G16-5834D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin W. Steelman and Krista E. Steelman, husband and wife (NAME)	F & M Bank (NAME)	007 00 0 176 00
2300 Baker Station Road (STREET ADDRESS)	P O Box 451 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Clarksville, TN 37041-0451 (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, **Marvin D. Steelman and Katherine L. Steelman, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin W. Steelman and Krista E. Steelman, 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:

SEE EXHIBIT 'A'

BEING the same property conveyed to Marvin D. Steelman and wife, Katherine L. Steelman by QuitClaim Deed from Marvin D. Steelman and wife, Katherine L. Steelman, (to combine the Map & Parcels) dated September 23, 2016, as Instrument No. 20160928-0102199, 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. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.
2. Restrictions and 50' Access Easement as recorded in Deed Book 9694, page 763, Register's Office for Davidson County, Tennessee.
3. ROW Easement as recorded in Book 6131, page 582, 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 2300 Baker Station 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 September, 2016.

Marvin D. Steelman — September 23, 2016
Marvin D. Steelman — Date

Katherine L. Steelman — September 23, 2016
Katherine L. Steelman — 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 Marvin D. Steelman and Katherine L. Steelman, husband and wife, 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 September, 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

Land in Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated August 10, 1993, revised October 3, 1994, as follows:

Beginning at a concrete highway monument in the northeasterly right of way line of Highway 41 at the intersection of the easterly margin of Baker Station Road, a corner to B.B. Adamson (Deed Book 2044, page 251); thence leaving said Highway and with the line of said Adamson for the next six calls as follows: North 42 deg. 51' 32" East 483.66 feet to an iron pin (old); thence North 00 deg. 07' 03" East 62.05 feet to an iron pin (old); thence North 61 deg. 16' 44" East 240.50 feet to an iron pin (old); thence North 45 deg. 39' 00" East 102.55 feet to an iron pin (old); thence North 61 deg. 27' 51" East 300.25 feet to an iron pin (old); thence North 42 deg. 42' 37" East 279.63 feet to an iron pin (old) in the line of said Adamson; thence South 54 deg. 45' 29" East 350.00 feet to an iron pin (new), a corner to Tract 4 this survey; thence with Tract 4 for the next three calls as follows: South 33 deg. 07' 52" West 221.69 feet to an iron pin (new); thence North 65 deg. 09' 29" West 175.00 feet to an iron pin (new); thence South 34 deg. 54' 12" West 549.05 feet to an iron pin (new) a corner to Tract 4 and in the line of Tract 1; thence with the line of Tract 1 for the next four calls as follows: North 78 deg. 32' 09" West 119.69 feet to an iron pin (old); thence South 88 deg. 15' 53" West 173.34 feet to an iron pin (old); thence South 76 deg. 19' 43" West 262.72 feet to an iron pin (old) by a large cedar tree; thence South 37 deg. 11' 54" West 321.29 feet to an iron pin (old) in the right-of-way line of said Highway 41; thence with said Highway, North 14 deg. 39' 27" West 83.32 feet to a concrete monument; thence continuing with said Highway, North 04 deg. 56' 47" East 30.60 feet to the beginning.

This conveyance is made subject to a joint 50-foot Access Easement which is expressly reserved in deed of record in Book 9694, page 763, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.