BILL GARRETT, Davidson County
Trans:T20160092491 DEEDWARR
Recvd: 10/19/16 15:00 2 pgs
Fees:13.00 Taxes:240.50
20161019-0110679

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G16-6440D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Four Guys in Goodlettsville, LLC (NAME)	New Owner (NAME)	17-97
220 Printers Alley (STREET ADDRESS)	" (STREET ADDRESS)	
Nashville, TN 37201 (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, **Chris Gingles and Ann Gingles, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Four Guys in Goodlettsville, LLC**, 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 the 10th Civil District of Davidson County, Tennessee, described as Tract No. 4 on survey by Ray G. Cole, Surveyor License No. 924, dated 9/17/84 as follows:

BEGINNING at an iron pin set on the northwesterly margin of Lower Walker's Creek Road, said point being 265 feet north of the southeast corner of the Margaret Stampfill property; thence along the northwesterly margin of Lower Walker's Creek Road S 65 degrees 25' 50" West 265 feet to an existing iron post; thence leaving the northwesterly margin of Lower Walker's Creek Road North 24 degrees 44' 25' West 79.37 feet to an existing iron pin; thence South 75 degrees 15' 12" West 261.50 feet to a point; thence North 27 degrees 51' 55" West 146.48 feet to a corner post; thence, South 69 degrees 53' 11" West 196.38 feet to a corner post; thence North 25 degrees 1' 00' West 588.80 feet to an iron pin set by a post; thence North 67 degrees 13' 34" East 200 feet to an iron pin set; thence South 62 degrees 50' 4" East 710.95 feet to an iron pin set; thence South 41 degrees 40' 7" East 246.75 feet of the point of beginning, containing 7.575 acres, more or less.

BEING the same property conveyed to Chris Gingles and wife, Ann Gingles from Trent Dorris and wife, Lynda Dorris, by Warranty Deed dated February 3, 1988, in Book 7463, Page 447, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record. Ann Gingles and Anne Gingles is one in the same person.

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 2845 Lower Walkers 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 17th day of October, 2016.

Chris Gingles — October 17, 2016 Date

Ann Gingles — October 17, 2016 Date

STATE OF ~~Tennessee~~ Texas

COUNTY OF ~~Davidson~~ Tarrant }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Chris Gingles and Ann Gingles, 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 17th day of October, 2016.

My Commission Expires: 08-18-2018 Munira Huda
Notary Public

MUNIRA HUDA
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 08/18/2018
NOTARY ID 12817126-2

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066