SEND TAX BILLS TO
NEW OWNER AT:
Billy Greer
2783 Greer Rd
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Map: 011
Parcels: 009.00 & 024.00

NO TITLE EXAMINATION, NO CLOSING.
THIS INSTRUMENT WAS PREPARED
SOLELY FROM INFORMATION FURNISHED
BY THE PARTIES

BILL GARRETT, Davidson County
Trans:T20160096252 DEEDWARR
Recvd: 10/31/16 15:50 3 pgs
Fees:18.00 Taxes:740.00
20161031-0115111

WARRANTY DEED

THIS WARRANTY DEED, executed and delivered by **CYNTHIA GREER**, (as to an undivided one-third interest); **JOSHUA GREER**, (as to an undivided one-sixth interest); and **ZACHARY GREER**, (as to an undivided one-sixth interest), hereinafter called the Parties of the First Part, to **BILLY GREER**, hereinafter called the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties of the First Part have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Party of the Second Part, heirs and assigns, all their respective right, title and interest in and to a certain tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a Walnut stump, the northwest corner of this tract in the east line of a tract of 55.78 acres conveyed to W. M. Greer by deed of record in Book 539, page 241, Register's Office for said County; thence with said line south 2 1/2 degrees west 92 poles to a point; the southwest corner of a tract of ten acres of land conveyed to J. T. Greer by deed of record in Book 432, page 206, said Register's Office, said point being the most northerly corner of a triangular tract of five acres conveyed to Ethel Greer by deed of record in Book 754, page 74, said Register's Office; thence with said Ethel Greer's northeasterly line south 47 1/4 degrees east 39.08 poles, south 48 degrees east 16.36 poles, the most easterly point in said five acre tract in the north line of tract of three acres now owned by Ethel Greer; thence south 87 degrees east 17.14 poles, the northeast corner of said three acre tract and the most northerly corner of a tract of 6.5 acres conveyed to W. M. Greer by deed from J. T. Greer and wife of record in Book 670, page 153, said Register's Office; thence with the east line of said tract south 31 1/4 degrees east 23 poles more or less, south 16 1/2 degrees east 46.8 poles, the southeast corner of said 6.5 acre tract; thence south 87 degrees east 16.1 poles to a stake in the south line of a tract of 125 acres formerly owned by Acquilla Greer; thence north 18 degrees 30 minutes west 76 poles to a stake; thence north 6 degrees 30 minutes west 119.2 poles to a point in the south line of the Chapman land; thence north 87 degrees west 55.5 poles to the point of beginning, containing 52.79 acres, more or less.

BEING the same property in which Cynthia Greer, Joshua Greer and Zachary Greer acquired their respective interests by Deed from Billy Greer and Cynthia Greer, Co-Trustees, et.al, recorded as Instrument No. 20161031-0115110 **in the Register's Office for Davidson County, Tennessee. The purpose of this deed is to vest sole, fee simple ownership in Billy Greer.**

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Parties of the Second Part, heirs and assigns.

The Parties of the First Part further covenant with the Party of the Second Part, heirs and assigns, that as their respective interests, they are lawfully seized and possessed of said land with fee simple title, they have a good and perfect right to convey same, and that said property is unencumbered.

The Parties of the First Part further covenant with the Party of the Second Part, that they will warrant and forever defend the title to their respective interests in and to said property against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Parties of the First Part have hereunto set their signatures on the dates indicated in the notary acknowledgements herein-below.

Cynthia Greer
CYNTHIA GREER

Joshua Greer
JOSHUA GREER

Zachary Greer
ZACHARY GREER

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cynthia Greer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 27th day of October, 2016.

My Commission Expires: 12-16-19

Courtney White
NOTARY PUBLIC

COURTNEY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua Greer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 27th day of October, 2016.

My Commission Expires: 12-16-19

Courtney White
NOTARY PUBLIC

COURTNEY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

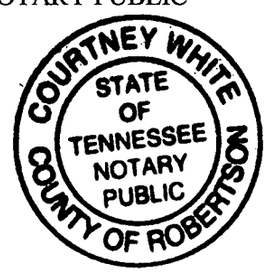
STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Zachary Greer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 27th day of October, 2016.

Courtney White
NOTARY PUBLIC

My Commission Expires: 12-16-19



STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $ 200,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 31st day of October, 2016.

L. Chandler, Dep. Reg
~~NOTARY PUBLIC~~/Register

My Commission Expires: _____