STATE OF TN)
COUNTY OF WILSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12TH DAY OF DECEMBER, 2016.

NOTARY PUBLIC

My Commission expires: 9-16-2020

TESSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 16090039

Address of New Owner
Harry Skeen
Greta Skeen
4373 Bull Run Road
Ashland City, TN 37015

Send Tax Bills To:
LOCAL GOVT.
FEDERAL CREDIT UNION
PO BOX DRAWER 25279
RALEIGH, NC 27611-5279

Tax Information:
055-022.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William Howell Eslick and wife, Melissa C. Langley Eslick,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Harry Skeen, an unmarried man and Greta Skeen, a married woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in the 13th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Being parts of Lots Nos. 5, 6, and 7 of a subdivision of Elizabeth Curtis Estates, as of record in Book 332, Page 14, and being more accurately described as follows:

Beginning at a point in the center of Bull Run Road, said point being 766 feet westerly from the westerly margin of an access roadway; thence in a southerly direction 435 feet to an iron pin; thence in a westerly direction and parallel with Bull Run Road 200 feet to an iron pin; thence in a northerly direction 435 feet to the center of Bull Run Road; thence in an easterly direction along the center of said Road 200 feet to the point of beginning.

Being the same property conveyed to William Howell Eslick and wife, Melissa C. Langley Eslick, by Warranty Deed from James H. Akins and wife, Dorothy M. Akins, dated 03/23/01 and recorded on 03/27/01 in Instrument No. 20010327-0029441, Register's Office for Davidson County, Tennessee.

This is property generally located:
4373 Bull Run Road, Ashland City, TN 37015

SUBJECT TO THE FOLLOWING:

1. 2016 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 332, Page 14, said Register's Office.
3. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.
4. Subject to any creek or branch running through or along the boundary line of subject property.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs

Davidson County DEEDWARR
Recvd: 12/21/16 13:12 3 pgs
Fees:18.00 Taxes:399.60
20161221-0134194

and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **William Howell Eslick and Melissa C. Langley Eslick** has/have caused this instrument to be executed, this the 12 day of December 2016.

William Howell Eslick

William Howell Eslick

Melissa C. Langley-Eslick

Melissa C. Langley Eslick

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **William Howell Eslick and Melissa C. Langley Eslick,** 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.

This the 12 day of Dec, 2016

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

