WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/16 09:30 3 pgs
Fees:18.00 Taxes:314.50
20161229-0136701

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$85,000.00~~

Keith Lampley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-26-20

(AFFIX SEAL)

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Byron Keith Lampley	New Owner	Map 006 000 013.00
(NAME) 1345 Dividing Ridge Road Dividing Ridge	(NAME)	No Map & Parcel in Robertson County
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jean C. Yount and William E. Yount, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Byron Keith Lampley and Tamatha Lampley, 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:

TRACT 1: DAVIDSON COUNTY

BEGINNING at an iron pin in the Easterly right of way of Greer Road, said pin being the intersection of E. W. Adams' Northerly boundary line as described and recorded in Deed Book 2902, Page 23, Register's Office for Davidson County, Tennessee; thence with said Easterly right-of-way and being 20 feet from the centerline of said Greer Road; thence with a curve in said right-of-way concave to the West and having a radius of 764.828 feet, an arc distance of 144.49 feet to a point along said curve; thence leaving said right-of-way with the Easterly boundary line of property owned by Alice Swift, as described and recorded in Deed Book 122, Page 33, and Deed Book 217, Page 362, Register's Office of Robertson County, Tennessee, North 6' 34' East 232.80 feet to an iron pin, said pin being the Southeast corner of property owned by James Swift, as described and recorded in Deed Book 135, Page 162, Register's Office for Robertson County, Tennessee; thence continuing on the same line and said Swift's Easterly boundary line, North 6' 34' East 233.66 feet to an iron pin; thence with the boundary line of property owned by Henry H. Gilliam, as described and recorded in Deed Book 5381, Page 614, Register's Office for Davidson County, Tennessee; South 70' 26' East 439.00 feet to a concrete monument; thence continuing with said Gilliam's line, South 15' 27; West 582.00 feet to a concrete monument in said Adams' Northerly boundary line; thence with said Adams' Northerly boundary line North 68' 24' West, 289.82 feet to the beginning.

TRACT 2: ROBERTSON COUNTY

BEGINNING at an iron pin, said pin being the Northeast corner of a tract conveyed from James Swift to Alice Swift, described and recorded in Deed Book 217 Page 362, Register's Office for Robertson County, Tennessee; thence with the Westerly boundary line of property owned by Alice Swift, as described and recorded in Deed Book 2482, Page 458, Register's Office for Davidson County, Tennessee; South 6' 34' West 232.80 feet to a point on a curve in the Easterly right-of-way of Greer Road, said curve being concave to the West and having a radius of 764.828 feet; thence with said curve and right-of-way, and arc distance of 75.57 feet to the point of tangency; thence, with said right-of-way North 28' 11' West 106.70 feet to an iron pin; thence, leaving said right-of-way with the Southerly boundary line of property owned by James Swift, as described and recorded in Deed Book 135, Page 162, Register's Office for Robertson County, Tennessee; thence North 57' 46' East 129.31 feet to the beginning.

Being the same property conveyed to Jean C. Yount and William E. Yount by deed from William A. Cummings of record in Instrument 20071001-0116554, Register's Office for Davidson County, Tennessee and in Record Book 1226, Page 722, Register's Office for Robertson County, Tennessee.

This is the same description as in previous deed of record.

unimproved ☐

This is improved ☑ property, known as 3524 Greer Road, 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 28th day of December, 2016.

Jean C. Yount

William E. Yount

STATE OF TENNESSEE

COUNTY OF Robertson

On this 28th day of December, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jean C. Yount and William E. Yount**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public,

My Commission Expires:

3-24-20

True Copy Certification

I, Pam S. Atchley, 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 Robertson

Personally appeared before me, Frankie A. Matthews a notary public for this county and state, Pam S Atchley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3-24-20

Notary' Seal (if on paper)