STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-7515D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20170016397 DEEDWARR
Recvd: 02/24/17 11:59 3 pgs
Fees: 18.00 Taxes: 296.00
20170224-0018644

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joseph L. Fleming, married (NAME)	New Owner (NAME)	040 00 0 070.00
3927 Knight Drive (STREET ADDRESS)	3901 Knight Dr. (STREET ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Whites Creek TN 37189 (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, **Roger D. Bybee, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph L. Fleming, married**, 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 ATTACHED EXHIBIT "A"

BEING the same property conveyed to Roger D. Bybee from Virginia Doris Bybee, by Quit Claim Deed dated January 25, 1982, in Book 5971, Page 956, in the Register's Office for Davidson County, Tennessee. Pamela Bybee joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Water Agreement between Don Shelton and Joelton Water Utility District as recorded in Book 5044, page 617, Register's Office for Davidson County, Tennessee.
2. 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.

The 2016 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 3927 Knight Drive, Whites Creek, TN 37189.

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 20th day of February, 2017.

Roger D. Bybee — February 20, 2017
Roger D. Bybee — Date

Pamela Bybee — February 20, 2017
Pamela Bybee — 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 Roger D. Bybee and Pamela Bybee, 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 20th day of February, 2017.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

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

Land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, being known as part of the John C. Johnson 127 acre tract, and being the west part of Lot No. 15 and an unnumbered tract marked "Johnson" on the Map showing a division of said Johnson Tract, and described as follows:

Beginning at a point in the north margin of Knight Road, at the southwest corner of a part of Lot No. 15, conveyed to Howard T. Jones and wife, by deed from Warrick Leath Wilson and wife, as of record in Book 3129, Page 33; thence north with Jones' west line, 750 feet, more or less, to a point in an old wire fence; thence with said fence, south 86 degrees 30' west 495 feet, more or less, to a point in Bysor's line; thence with his line, south 5 degrees east 588 feet, more or less, to the north margin of Knight Road; thence with the margin of the same, north 89 degrees east 326.5 feet to a point; thence around a slight curve easterly, passing the corner of Lot No. 15, at 180.1 feet, a total distance of 224 feet, more or less, to the beginning.