STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2017.

Notary Public
MY COMMISSION EXPIRES: 1-8-19
File No. G17-7594D

J CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 02/28/17 16:03 3 pgs
Fees:18.00 Taxes:721.50
20170228-0019976

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elizabeth Linsey Toole (NAME)	NEW OWNER (NAME)	006-00-0-023.01
2384 Baker Road (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (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, **Joe R. Henley, Jr. and Tane Henley, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Linsey Toole**,* 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:

*unmarried

A tract of land situated about 5-1/2 miles north of Goodlettsville, Tennessee, in the 10th Civil District of Davidson County, the 10th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the southwest corner on a stake the old corner of the Myers tract; thence N 71 ¾° E. with a line fence, passing a walnut tree just west of road at 372 feet and 447 feet in all to a stake in the old road bed of the L&N RR; thence N. 29° W with RR bed 148 feet to a stake; thence S 69° W with Myers 186 feet to an iron stake near a gate; thence S 88° W with Myers 257 feet to a stake where the old fence line corners; thence S 18° with old line fence 199 feet to the beginning.

BEING the same property conveyed to Joe R. Henley, Jr. and Tane Henley, husband and wife from Jerime Michael Crecelius, Kyle Stephen Crecelius, and Morgan Taylor Crecelius, now West, all individually and as Devisees of the Estate of Jerry Michael Crecelius, deceeased, by Deed dated November 12, 2013, as Instrument No. 20131119-0119239, in the Register's Office for Davidson County, Tennessee.

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

1. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

2. Easement to Quest Communications as recorded in Instrument No. 20140114-0003779, Register's Office for Davidson County, Tennessee.

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.
The signature of Tane Henley is signed by his/her duly appointed Attorney-in-fact Joe R. Henley, Jr. pursuant to the Power of Attorney recorded in Instrument # **201702280019975**, said Register's Office.

This is improved property, known as 2384 Baker 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 27th day of February, 2017.

Joe R. Henley, Jr. — February 27, 2017 Date

TANE HENLEY

By: Tane Henley by Joe R. Henley Jr. — February 27, 2017 Date
Joe R. Henley, Jr., Attorney-in-Fact

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 Joe R. Henley, Jr. , 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 27th day of February, 2017.

My Commission Expires:_____ Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Joe R. Henley, Jr., Attorney-in-Fact for Tane Henley, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of February, 2017.

My Commission Expires:_____ Notary Public

PREPARED BY AND RETURN TO:

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

True Copy Certification

I, Mitchell A. Watts, 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.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

