Prepared by:
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Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17020047

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TN }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 17th DAY OF MARCH, 2017

NOTARY PUBLIC

My Commission expires: 3/10/18

Address of New Owner
Spencer McDaniel, et al
3443 Binkley Road
Joelton, TN 37080

Send Tax Bills To:
Same
Renasant Bank
2200 Abbott Martin Rd. suite 103
Nashville, TN 37215

Tax Information:
021-04-003 AND
021-04-008

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, **Donald Deharde and wife, Richelle Deharde,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Spencer Lonnie McDaniel and wife, Jessica Kate McDaniel and Diane Gentle Armistead, married,*** 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:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Feltswood Subdivision, Section 1, of record in Book 3700, Page 13, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Said Lot No. 9 fronts 150 feet on the Southerly side of Binkley Road and extends back 270 feet on the Easterly line and 250 feet on the Westerly line to a dead line in the rear measuring 200.31 feet thereon.

Tract 2: A tract of land in the 2nd Civil District, formerly the 14th District of Metropolitan Nashville, Davidson County, Tennessee, lying South of Lot 9, Section 1, Feltswood Subdivision, of record in Book 3700, Page 13, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

Beginning at an iron pin, the southeast corner of said Lot 9, said concrete monument also being a common corner with Lot 10; thence South 9 degrees 51' 44" West a distance of 261.65 feet to an iron pin on the north margin of a proposed 50' road; thence, along the north margin of said proposed road, westerly with a curve to the left having a radius of 1,933.11' and a central angle of 2 degrees 28' 15" (and a chord bearing and distance of North 81 degrees 22' 54" West, 83.36 feet) a distance of 83.36 feet to an iron pin; thence, North 82 degrees 36' 31" West, a distance of 95.00 feet to an iron pin; thence, with a curve to the right having a radius of 897.81 feet and a central angle of 0 degrees 40' 01" (and a chord bearing and distance of North 82 degrees 16' 34" West, 10.45 feet) a distance of 10.45 feet to an iron pin; thence, North 8 degrees 03' 30" East, a distance of 225.78 feet to an iron pin at the southwest corner of Lot 9 and the southeast corner of Lot 8, Section 1, Feltswood Subdivision; thence, North 87 degrees 40' 39" East, a distance of 200.31 feet with the south line of Lot 9, to the point of beginning and containing 46,814.6 sq. ft. or 1.075 acres according to a survey by Theodore W. Martin, Jr. dated 1-19-82.

Tract 1 and Tract 2: Being the same property conveyed to Donald Deharde and wife, Richelle Deharde, by Warranty Deed from George E. Mitchell and wife, Nancy P. Mitchell, dated 02/23/01 and recorded on 02/27/01 in Instrument No. 20010227-0018019, Register's Office for Davidson County, Tennessee

* as tenants in common with right of survivorship

BILL GARRETT, Davidson County
Trans:T20170023341 DEEDWARR
Recvd: 03/20/17 10:48 2 pgs
Fees:13.00 Taxes:784.40
20170320-0026785

This is property generally located:
3443 Binkley Road, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2017 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 3700, Page 13, said Register's Office.
3. Easements contained in instrument of record in Book 3916, Page 20, said Register's Office.
4. No assurance is afforded as to the acreage or square footage contained in the described 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 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, **Donald Deharde and Richelle Deharde** has/have caused this instrument to be executed, this the 16 day of March, 2017.

Donald C. Deharde

Donald Deharde

Richelle Deharde

Richelle Deharde

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Donald Deharde and Richelle Deharde,** 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 16 day of March, 2017.

My commission Expires: 8-25-18

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DANA L. AUSTIN CHEATHAM COUNTY