STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF March, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-7351D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20170025079 DEEDWARR
Recvd: 03/24/17 11:43 4 pgs
Fees:23.00 Taxes:2183.00
20170324-0028961

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas A. Howarth and Michelle M. Lewis, husband and wife (NAME)	Navy Federal Credit Union (NAME)	9-189, 9-206, & 9-229
7852 Ridgewood Road (STREET ADDRESS)	PO Box 3326 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Merrifield, VA 22119-3326 (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, **Good Sun, LLC, an Arizona Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas A. Howarth and Michelle M. Lewis, 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:

SEE ATTACHED EXHIBIT "A"

BEING the same property conveyed to Good Sun L.L.C., an Arizona Limited Liability Company from John R. Fox and wife, Kathie D. Fox, by Quit Claim Deed dated January 31, 2005, as Instrument No. 20050725-0085853, 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. Agreement for roadways and easements as recorded in Book 9767, page 31, 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 7852 Ridgewood 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 21st day of March, 2017.

GOOD SUN, LLC

By: _____, Trustee

John R. Fox, Trustee for the KJL Living Trust dated 9/21/04

March 21, 2017
Date

STATE OF Tennessee

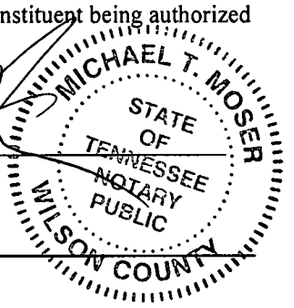
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named John R. Fox, Trustee for the KJL Living Trust dated 9/21/04 for Good Sun, LLC, 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 Trustee for the KJL Living Trust dated 9/21/04 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 21st day of March, 2017.

My Commission Expires: 3/27/18

_____
Notary Public



PREPARED BY AND RETURN TO:

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

EXHIBIT "A"
LEGAL DESCRIPTION PAGE 1 OF 2

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, SATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. TWO:

LAND IN THE SECOND CIVIL DISTRICT, FIRST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN UNRECORDED SURVEY BY TOMMY E. WALKER, RLS #1465, DATED JUNE 2, 1999, P.O. BOX 495, RIDGETOP, TENNESSEE 37152, AS FOLLOWS:

BEGINNING, AT AN IRON PIN IN THE NORTHEASTERLY MARGIN OF RIDGEWOOD ROAD, THE MOST WESTERLY CORNER OF PROPERTY CONVEYED TO JEAN W. VAUGH, WITH SAID MARGIN OF THE ROAD N 38 DEGREES 48' 25" W, 74.33 FEET TO AN IRON PIN; THENCE, LEAVING RIDGEWOOD ROAD ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF A 88 DEGREES 16' 31", A RADIUS OF 25.00 FEET, A TANGENT OF 24.86 FEET, A LENGTH OF 38.52 FEET, A CHORD BEARING N 83 DEGREES 01' 26" E, 34.82 FEET TO AN IRON PIN; THENCE, N 38 DEGREES 53' 00" E, 33.87 FEET TO A POINT, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 23' 00", A RADIUS OF 2,314.74 FEET, A TANGENT OF 108.82 FEET, A LENGTH OF 217.48 FEET, AND A CHORD BEARING OF N 36 DEGREES 11' 30" E, 2,167.40 FEET TO AN IRON PIN; THENCE, CONTINUING WITH SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 05' 07", A RADIUS OF 1,346.73 FEET, A TANGENT OF 107.16 FEET, A LENGTH OF 213.89 FEET, AND A CHORD BEARING OF S 28 DEGREES 56' 57" W, 213.65 FEET TO A POINT; THENCE, N 24 DEGREES 00' E, 132.00 FEET TO AN IRON PIN, A CORNER TO THE PROPERTY CONVEYED TO JAMES D. BARRY AND WIFE, DOROTHY E. BARRY BY DEED OF RECORD IN BOOK 11207, PAGE 811, R.O.D.C. THENCE, N 12 DEGREES 13' 36" W, 1,070.49 FEET TO A POINT WITH THE FOLLOWING CALLS: N 32 DEGREES 56' 00" E, 187.50 FEET TO A POINT; N 52 DEGREES 16' 00" E, 161.00 FEET TO A POINT; E 59 DEGREES 0' 00" E, 63.00 FEET TO AN IRON PIN; S 77 DEGREES 10' 00" E, 95.00 FEET TO AN IRON PIN; S 52 DEGREES 00' 00" E 85.00 FEET TO AN IRON PIN; S 22 DEGREES 30' 00" E, 315.00 FEET TO AN IRON PIN; E 40 DEGREES 30' 00" E 197.00 FEET TO AN IRON PIN; S 21 DEGREES 00' 00" E, 150.00 FEET TO AN IRON POINT; S 37 DEGREES 45' 00" E, 258.00 FEET TO AN IRON PIN; S 59 DEGREES 38' 01" W, 675.98 FEET TO A POINT; THENCE S 24 DEGREES 24' 00" E, 80 FEET TO AN IRON PIN, MARKING A CORNER TO THE PROPERTY CONVEYED TO BELINDA S. BROWN AND HUSBAND, BYRON BROWN, BY DEED OF RECORD IN BOOK 9746, PAGE 441, R.O.D.C., THENCE WITH THE LINE OF SAID BROWN PROPERTY, S 24 DEGREES 24' 00" W, 204.00 FEET TO AN IRON PIN WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 33' 03", A RADIUS OF 1,396.33 FEET, A TANGENT OF 55.48 FEET, A LENGTH OF 110.91 FEET, AND A CHORD BEARING N 26 DEGREES 40' 25" E, 110.88 FEET TO AN IRON PIN MARKING THE COMMON CORNER OF BROWN AND VAUGHN; THENCE, WITH THE LINE OF SAID VAUGHN PROPERTY CONTINUING ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 33' 03", A RADIUS OF 1,396.33 FEET, A TANGENT OF 55.48 FEET, A LENGTH OF 110.31 FEET AND A CHORD OF S 31 DEGREES 13' 28" W, 110.88 FEET; THENCE, CONTINUING WITH SAID VAUGHN PROPERTY WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 23' 00" A RADIUS OF 2,364.74 FEET, A TANGENT OF 111.17 FEET, A LENGTH OF 22.18 FEET, AND A CHORD BEARING OF S 36 DEGREES 11' 30" W, 222.10 FEET TO AN IRON PIN; THENCE, CONTINUING WITH SAID VAUGHN PROPERTY S 38 DEGREES 83' 00" W, 55.37 FEET TO AN IRON PIN MARKING THE POINT OF BEGINNING, CONTAINING 15.066 ACRES, MORE OR LESS.

SUBJECT TO A 50 FOOT EASEMENT FOR INGRESS, EGRESS, AND REGRESS AS CONTAINED IN DEED OF RECORD IN BOOK 9578, PAGE 652, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "A" CONTIUED
LEGAL DESCRIPTION PAGE 2 OF 2

TRACT NO. THREE:

LAND IN THE SECOND CIVIL DISTRICT, FIRST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN UNRECORDED SURVEY BY TOMMY E. WALKER, RLS #1465, DATED JUNE 2, 1999, P.O. BOX 495; RIDGETOP, TENNESSEE 37152, AS FOLLOWS:

BEGINNING AT AN IRON PIN MARKING A CORNER OF THE PROPERTY CONVEYED TO BELINDA S. BROWN, BY DEED OF RECORD IN BOOK 5746, PAGE 461, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE N 24 DEGREES 24' 00" E, 80 FEET TO AN IRON PIN WITH THE FOLLOWING CALLS: S 59 DEGREES 38' 01" E, 675.98 FEET TO A POINT; S 77 DEGREES 10' 00" E, 227.00 FEET TO AN IRON PIN IN THE CENTER OF A CREEK; S 73 DEGREES 55' 28" E, 165.69 FEET TO AN IRON PIN IN THE CENTER OF A CREEK; THENCE S 24 DEGREES 00' 00" W, 159.00 FEET FROM THE CENTER OF THE CREEK TO AN IRON PIN WITH THE FOLLOWING CALLS: S 33 DEG. 07' 43" W, 289.45 FEET TO A POINT; S 42 DEGREES 00' 36" W 257.15 FEET TO A POINT; THENCE, 67DEGREES 47' 05" W 660.54 FEET TO AN IRON POINT MARKING THE POINT OF BEGINNING AND CONTAINING 8.312 ACRES, MORE OR LESS.

FURTHER CONVEYED HEREWITH IS THE 50 FOOT EASEMENT FOR INGRESS, EGRESS, AND REGRESS AS CONTAINED IN BOOK 9578, PAGE 652, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY TENNESSEE AND A PORTION THAT PROPERTY CONVEYED TO DOROTHY E. BARRY IN DB 11207, PG 811 RODCT (MAP 9, PCL 206) DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, SAID PIN BEING LOCATED N 41 47' 43" E, 276.38 FEET FROM THE MOST WESTERLY CORNER OF BARRY AND CARTER'S ORIGINAL TRACT (DB 7373, PG 202 RODCT) IN THE NORTHEASTERLY MARGIN OF RIDGEWOOD ROAD; THENCE N 34 48' 00" W, 506.22 FEET TO A BEECH TREE IN A HOLLOW; THENCE N 22 16' 00" E, 173.5 FEET TO A BEECH TREE; THENCE N 16 56' 00" E, 80.00 FEET TO A POINT; THENCE N 16 56' 00" E, 131.00 FEET TO A 18" WHITE OAK TREE; THENCE N 01 54' 00" W, 239.00 FEET TO A 20" SUGAR TREE; THENCE WITH A NEW LINE S 28 16' 22" E, 743.9 FEET TO A POINT; THENCE S 24 24' 00" W, 192.00 FEET; THENCE WITH A CURVE TO THE RIGHT (I = 9 06' 07", R = 1346.33 FEET, LC = 213.65 FEET, CB = S 28 56' 57" W) FOR AN ARC DISTANCE OF 213.88 FEET TO THE POINT OF BEGINNING CONTAINING 5.031 ACRES MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIBED TRACT OF LAND BUT HEREBY EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF A PRIVATE DRIVE, SAID PIN BEING THE MOST SOUTHERLY CORNER OF THE ABOVE DESCRIBED TRACT; THENCE, NOW LEAVING SAID MARGIN WITH THE SOUTHWESTERLY LINE OF THE ABOVE DESCRIBED TRACT, N 34 27' 15" W, 488.14 FEET TO A POINT IN A HOLLOW; THENCE N 24 43' 44" E, 173.53 FEET TO A POINT; THENCE S 41 32' 17" E (PASSING AN IRON WITNESS PIN AT 35.00 FEET), 473.39 FEET TO AN IRON PIN IN SAID MARGIN; THENCE WITH THE SAME S 24 24' 00" W, 20.00 FEET TO AN IRON PIN; THENCE WITH A CURVE TO THE RIGHT (I = 9 06' 07", R = 1346.33 FEET, LC = 213.65 FEET, CB = S 28 56' 57" W) FOR A CURVE DISTANCE OF 213.87 FEET TO THE POINT OF BEGINNING CONTAINING 2.050 ACRES.