STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF February, 2017.

Notary Public
MY COMMISSION EXPIRES:
File No. 17-7265D

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-24-2018

BILL GARRETT, Davidson County
Trans:T20170025694 DEEDWARR
Recvd: 03/27/17 14:06 2 pgs
Fees:13.00 Taxes:1509.23
20170327-0029719

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William Mardis, unmarried, and Donna Dobbs, unmarried (NAME)	Commonwealth Mortgage, LLC (NAME)	01200020400
1120 Springfield Highway (STREET ADDRESS)	600 West Cummings Park Suite 2500 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Wilburn, MA 01801 (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, **Eric T. Davis, Administrator for the Estate of Jack Davis, Jr. and Eric T. Davis, sole heir at law of Jack Davis, Jr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Mardis, unmarried, and Donna Dobbs, unmarried, as tenants in common with rights of survivorship,** 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:

Land in the 11th Councilmanic District of Davidson County, Tennessee, and being a portion of property conveyed in Deed Book 7600, Page 878, Register's Office for Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated June 30, 1998 as follows:

Beginning at an iron pin set in the southwesterly margin of Highway 41, 50 feet from the center line of said highway, a corner to Bank of Goodlettsville (Deed Book 8289, Page 734), and being the most northeast corner of this tract; thence, with a curve to the right, concave to the southwest, having a radius of 2814.79 feet, a central angle of 4 deg. 04' 16", and a chord of 199.96 feet bearing South 36 deg. 11' 01" east to an iron pin set in the margin of said highway; thence, leaving said highway and with a new line, South 66 deg. 54' 34" West, a distance of 1515.54 feet to an iron pin found; thence, North 51 deg. 01' 27" West, a distance of 336.43 feet to an iron pin found; thence, North 60 deg. 07' 28" East, a distance of 440.21 feet to a hackberry tree, a corner to J. W. Wright (Deed 2096, Page 587); thence, with said Wright for the next three calls as follows: North 77 deg. 21' 37" East, a distance of 382.14 feet to an iron pin; thence, North 58 deg. 45' 09" East, a distance of 50.67 feet to an iron pin; thence, North 52 deg. 24' 18" East, a distance of 409.17 feet to an iron pin found, a corner to said Wright, and Bank of Goodlettsville; thence, South 85 deg. 13' 59" East, a distance of 416.96 feet to the point of beginning; said described tract continuing 11.40 acres, more or less.

BEING the same property conveyed to Jack Davis, Jr. from Terry F. Davis, by Quitclaim Deed dated February 8, 2012, in Instrument No. 20141105-0102035, in the Register's Office for Davidson County, Tennessee.

The said Jack Davis, Jr. aka Jack Junior Davis died intestate on March 30, 2014 leaving Eric T. Davis as his sole surviving heir at law. The Estate of Jack Junior Davis was filed for Administration in Docket No. 14P-611, Probate Court for Davidson County, Tennessee. Letters of Administration were issued to Eric T. Davis. For further reference, see Affidavit of Heirship recorded as Instrument # 20170327-0029717 & 20170327-0029718 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. Restrictions as recorded in Book 11043, page 718, Register's Office for Davidson County, Tennessee.

2. TVA Easement as recorded in Book 8289, page 734, Register's Office for Davidson County, Tennessee.

3. ROW Easement to CSX Transportation Railway.

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 1120 Springfield Highway, 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 22nd day of February, 2017.

The Estate of Jack Davis, Jr.

By: Eric T. Davis, Administrator — February 22, 2017 Date

Eric T. Davis — February 22, 2017 Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric T. Davis, 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 22nd day of February, 2017.

My Commission Expires: 5/8/17

Notary Public

JACQUELINE M. BELOTE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Eric T. Davis, Administrator for The Estate of Jack Davis, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Administrator 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 22nd day of February, 2017.

My Commission Expires: 5/8/17

Notary Public

JACQUELINE M. BELOTE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066