WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027714 DEEDWARR
Recvd: 04/03/17 10:37 2 pgs
Fees:13.00 Taxes:925.00
20170403-0032071

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00.

William M Enochs
Affiant

Subscribed and sworn to me on 3-31-, 2017.

NOTARY PUBLIC

My Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30385SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William M. Enochs Alicia E. Enochs 2370 Baker Road Goodlettsville, TN 37072	SWBC Mortgage Corporation P.O. Box 11733 Newark, NJ 07101-4733	006-00-0-025.02

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bernice F. Cartwright, an unmarried person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto William M. Enochs and Alicia E. Enochs, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a spike in the center of Baker Station Road, at the Southeast corner of a 3.25 acre tract of land belonging to Lawrence N. Burnett; thence along Burnett's South line South 63° 30' West 285 feet to a stake; thence South 73° 50' West 140 feet to a point; thence South 26° 30' East 175 feet to a point; thence North 63° 30' East 425 to the center of Baker Station Road; thence North 30° West along the center of the road 150 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Baker Road Partnership, a Tennessee Limited Partnership to Bernice F. Cartwright, an unmarried person, as recorded on the 20th day of June, 2016 in Instrument No. 20160620-0062602; Quitclaim Deed from Bernice F. Cartwright, an unmarried person to Baker Road Partnership, as recorded on the 7th day of March, 2016 in Instrument No. 20160307-0021701; Special Warranty Deed from U. S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust to Bernice F. Cartwright, as recorded on the 7th day of March, 2016 in Instrument No. 20160307-0021700, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017Davidson County which have been prorated by the parties and assumed by the Grantee(s).
2. A right-of-way easement reserved in the deed recorded in Book 1312, Page 281.

This property is also known as improved property located at 2370 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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. 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.

WITNESS my/our hand(s) this 31 day of March, 2017.

Bernice F Cartwright

Bernice F. Cartwright

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Bernice F. Cartwright to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on MARCH 31, 2017.

June E. Rowell

NOTARY PUBLIC

My Commission Expires: 1-9-18

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE