THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION.

SALLY AYERS, Grantor

TO: WARRANTY DEED

DIANA L. ARRINGTON, Grantee

BILL GARRETT, Davidson County
Trans:T20170040923 DEEDWARR
Recvd: 05/15/17 09:10 3 pgs
Fees:18.00 Taxes:55.50
20170515-0047665

WARRANTY DEED

THIS DEED OF REALTY, executed as of the 10th day of May 2017, by Grantor, **SALLY AYERS**, to Grantee, **DIANA L. ARRINGTON,** Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold in fee simple, and to her heirs and assigns forever, the same being an undivided one-half (1/2) interest in certain realty situated in the second (2nd) Civil District of Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by Donald R. Carver, Surveyor, No. 271, dated May 29, 1982, as revised by Rocky L. Montoya, Surveyor on July 9, 1984, as follows:

Beginning at a post at a fence line in the easterly margin of Lower Walker's Creek Road, a corner to David Allen; thence with said fence and along the line of Allen, North 87° 30' West 1087.00 feet to a post; thence with the fence line, North 3° 00' East 344..00 feet to an iron pin; thence South 84° 40' East 1245.41 feet to an iron pin in the westerly margin of Lower Walker's Creek Road; thence with the margin of said road, South 30° 00' West 108.00 feet to a point; thence, continuing with said road, South 35° 00' West 226.00 feet to the point of beginning, and containing 8.86 acres, more or less.

Being a portion of the same property conveyed to Johnnie Williams and wife, Betty Williams by deed of record in Book 6344, page 893, Register's Office for Davidson County, Tennessee. Johnnie Williams died November 12, 1988, leaving Betty Williams as surviving tenant by the entirety. Betty Williams died February 3, 2016, leaving Sally Ayers and Kathy McBrayer as her heirs at law, pursuant to Affidavit of Heirship recorded as Instrument Number 20170302-0020881, Register's Office for Davidson County, Tennessee.

Specifically excluded from the above description is a 3.31 acre, more or less, parcel of real property previously conveyed to Christopher B. Dooley and wife, Marcia E. Dooley, by deed from Betty Williams, of record in Book 9643, page 229, Register's Office for Davidson County, Tennessee, and more specifically described as follows, to-wit:

A certain tract or parcel of land in the 2nd Civil District of Davidson County, Tennessee described according to a survey dated March 28, 1995 by Donald W. Fortner, Registered Land Surveyor, No. 1072, as follows:

Beginning at an iron pin in the northerly line of the property conveyed to Christopher B. Dooley and wife, Marcia E. Dooley, of record in Book 8733, page 975, Register's Office for Davidson County, Tennessee, said point being North 87 degrees 30' West 644.4 feet from the westerly margin of Lower Walker's Creek Road; thence continuing with the line of Dooley North 87 degrees 30' West 442.6 feet to an iron pin in the line of the property conveyed to Joe G. Allison of record in Book 6446, page 651, said Register's Office;

S.A.

thence, with the line of Allison North 03 degrees 00' East 344.0 feet to an iron pin marking the northwest corner of this tract, a corner to Joe G. Allison and a corner to the property conveyed to Russell W. Thomas by deed of record in Book 6344, page 893, said Register's Office; hence with the line of Thomas South 84 degrees 55' East 420.0 feet to an iron pin; thence South 01 degrees 04' East 325.7 feet to the point of beginning and containing 3.31 acres, more or less.

This conveyance is made subject to all matters shown of record in the Register's Office for Davidson County, Tennessee.

The legal description contained herein is copied verbatim from the last deed of record.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, her heirs and assigns, forever. The Grantor covenants with the Grantee, her heirs and assigns: (1) That she is lawfully seized in fee of said premises; (2) That she has good and perfect right to make this conveyance; (3) That the premises are unencumbered except for County taxes for the year 2017; and (4) That she will warrant and defend the title in and to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, SALLY AYERS, Grantor, has executed this deed as of the date written first herein.

Sally Ayers
SALLY AYERS

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **SALLY AYERS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 10th day of May 2017.

PATTY MOORE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Patty Moore
Notary Public

My Commission Expires: 4-2-

Property Owners Name and Address:

Diana L. Arrington
2982 Mudcat Road
Cedar Hill, TN 37032

Person or Entity Responsible for Payment of Property Taxes:

Owner

Map and Parcel Number: 017 00 0 096.00

Property Address: 2933 Lower Walkers Creek Road, Goodlettsville, TN 37072

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 15,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Sally Ayers
Affiant

Subscribed and sworn to before me this the 10th day of May, 2017.

PATTY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Patty Moore
Notary Public

My Commission Expires: 4-2-17

This Instrument Prepared by
Attorney Ben Dean
2403 Memorial Blvd.
Springfield, TN 37172