STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-8478D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170050371 DEEDWARR
Recvd: 06/13/17 10:30 2 pgs
Fees:13.00 Taxes:832.50
20170613-0059182

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bobbie Johns, Unmarried (NAME)	New Owner (NAME)	18-109
532 Moncrief Avenue (STREET ADDRESS)	1185. Hoover (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Enid OK 73703 (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, **Patti A. Davis, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobbie Johns, Unmarried**, 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 lying in the 10th Civil District of Davidson County, Tennessee, City of Goodlettsville, TN and being more particularly described as follows:

Beginning at an iron pin in the northerly right of way margin (25 ft. from centerline) of Moncrief Avenue, said pin being the southwesterly tip of a triangular lot owned by John W. Poteet and being of record in Book 4596, page 727, RODC, TN, and also being a corner of the John W. Poteet property of record in Book 6171, page 361, RODC, TN thence with the north margin of Moncrief Avenue, S 75°12'40" W, 125.00 ft. to an iron pin; thence with new lines and leaving said road N 34°55'12" W 120.00 ft. to an iron pin at the base of 6" cedar tree; thence N 51°37'00" E 115.00 ft. to an iron pin; thence S 35°47'10" E 170.00 ft. to the point of beginning, containing 16,805.74 square feet (0.386 acre) more or less.

BEING the same property conveyed to Cecil L. Davis and Patti A. Davis, husband and wife from Thomas J. Meador, a single person, by Deed dated October 30, 1996, in Book 10243, Page 285, in the Register's Office for Davidson County, Tennessee. The said Cecil L. Davis having since died October 26, 2016 leaving the subject property vested in Patti A. Davis as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. 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 532 Moncrief Avenue, 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 8th day of June, 2017.

X Patti A. Davis

Patti A. Davis

June 08, 2017

Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Patti A. Davis, Unmarried, 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 8th day of June, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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