THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20170072035 DEEDWARR
Recvd: 08/18/17 14:33 3 pgs
Fees:18.00 Taxes:187.56
20170818-0085261

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
William L. Brady and wife, Margaret Brady 219 New Brick Church Pike Goodlettsville, Tennessee 37072	Same	P/O 024-00-0-149

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JIMMY RAY MALONE and wife, MARTHA F. MALONE,** has this day bargained and sold, and do hereby transfer and convey unto the said **WILLIAM L. BRADY and wife, MARGARET BRADY,** their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Beginning at an iron pin (old), in the westerly margin of Brick Church Pike, a corner of a tract of land which belongs to Georgianna Gwen Warren, having a deed reference in Instrument Number (I.N.) 20080602-0055616, RODCT, the southeast corner of this tract, and continuing, as follows:
S 89°38'58" W, 342.81 feet to an iron pin (old), a common corner of said tract of land which belongs to Georgianna Gwen Warren, and a tract of land which belongs to Kenneth H. Morgan, having a deed reference in I.N. 201509010088616, RODCT;
thence, S 89°47'46" W, passing an iron pin (old), a common corner of said tract of land which belongs to Kenneth H. Morgan, and a second tract of land which belongs to Georgianna Gwen Warren, having a deed reference in I.N. 20080602-0055616, RODCT, and continuing on in all, 1191.46 feet to an iron pin (new), a common corner of said second mentioned tract of land which belongs to Georgianna Gwen Warren, and a tract of land which belongs to TBD Land LLC, having a deed reference in I.N. 20161129-0125316, RODCT;
thence, N 09°31'24" E, 57.39 feet to an iron pin (new), a common corner of said tract of land which belongs to TBD Land LLC, and a tract of land which belongs to Jennifer Freeman, et al, having a deed reference in I.N. 20150323-0024670, RODCT;
thence with the boundary of said tract of land which belongs to Jennifer Freeman, et al, as follows:
S 86°49'58" E, 115.35 feet to an iron pin (old);
thence, N 03°12'32" E, 89.97 feet to an iron pin (new);
thence, N 13°08'12" E, 49.17 feet to an iron pin (old);
thence, N 28°42'12" E, 31.74 feet to an iron pin (old);
thence, N 46°18'06" E, 16.84 feet to an iron pin (old);
thence, N 58°00'29" E, 73.15 feet to an iron pin (old);
thence, N 62°23'43" E, 55.96 feet to an iron pin (old);
thence, N 71°09'31" E, 34.90 feet to an iron pin (old);
thence, N 73°55'23" E, 62.09 feet to an iron pin (old), a corner of said tract of land which

belongs to Jennifer Freeman;
thence with a new line, as follows:
S 00°00'00" W, 67.00 feet to an iron pin (new);
thence, S 85°58'27" E, 876.67 feet to an iron pin (new);
thence, S 39°00'26" E, 138.24 feet to an iron pin (new);
thence, N 89°38'58" E, 175.00 feet to an iron pin (new), in the westerly margin of Brick Church Pike;
thence, S 17°34'27" E, 83.22 feet, to the point of beginning, containing **6.67 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated April 28, 2017.

Being a portion of the same property conveyed to JIMMY RAY MALONE AND WIFE, MARTHA F. MALONE, by deed from MAVOLINE W. JACKSON, WIDOW, of record in Book 5636, page 479, dated August 11, 1980, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $50,692.00.
Subscribed and sworn to before me,
this 16 of August, 2017
My Commission Expires: 12/23/2020

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

.TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hands this 16 day of August, 2017.

Jimmy Ray Malone
JIMMY RAY MALONE

Martha F. Malone
MARTHA F. MALONE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **JIMMY RAY MALONE and wife, MARTHA F. MALONE,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 16 day of Angust, 2017.

NOTARY PUBLIC
My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY