THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20170076810 DEEDWARR
Recvd: 09/01/17 10:36 3 pgs
Fees:18.00 Taxes:499.50
20170901-0090058

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
John T. Berry and Martha K. Doss 5684 Saucony Dr. Hilliard, OH 43026	John T. Berry 5684 Saucony Dr. Hilliard, OH 43026	TRACT 1 Map 3, Parcel 43.00 TRACT 2 Map 3, Parcel 42.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

AFFIANT

SWORN to and subscribed before me on this 31st day of August, 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantors, **JAMES C. HAWLEY, et ux ANNE C. HAWLEY,** by these presents do hereby sell and convey unto Grantee, **JOHN T. BERRY and MARTHA K. DOSS,** their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Tract No. 1:

Beginning at a point in Bruce Reynolds' westerly line, which point is 107.5 feet southerly from Reynolds' northwest corner; thence with Reynolds' westerly line, southerly 107.5 feet to a point, the southeast corner of the property conveyed to Thomas A. Cambron and wife, by Deed of record in Book 2965, page 615, Register's Office for Davidson County, Tennessee; thence westerly along the dividing line between Cambron's and Davenport's property, 600 feet to a point; thence northerly 107.5 feet to a point; thence easterly 600 feet to the point of beginning.

Grantors do hereby further convey unto Grantee(s) his successors, heirs and assigns, all of their interest in and to a right-of-way to this property 12 feet in width running back from Tinnin Road 245 feet on the northerly line of the Reynolds property as set out in the Deed of record in Book 1965, page 615, Register's Office for Davidson County, Tennessee; and a 12 feet wide ingress and egress easement over and across the easterly 12.5 feet a distance of 107.5 feet as set forth in Deed of record in Book 2999, page 157, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James C. Hawley and wife, Anne C. Hawley by Deed of record in Book 10653, page 635, Register's Office for Davidson County.

Tract No. 2:

Beginning at a point in the south margin of a 12 foot roadway which was created by instrument of record in Book 2965, page 15, Register's Office, Davidson County, Tennessee, said point being at the northwest corner of the tract of Bruis

Reynolds and being 215 feet more or less west from the west margin of Tinnin Road; thence along Reynolds' west line along the east line of a 12.5 foot roadway created by instrument of record in Book 2999, page 157, southerly 107.5 feet to the northeast corner of the land conveyed to Arthur H. Northern by Deed of record in Book 1999, page 157, Register's Office for Davidson County, Tennessee; thence with Northern's north line, westerly 600 feet to the east line of the Davenport lands; thence with Davenport's east line, northerly 107.5 feet to the south margin of a 12 foot roadway above mentioned thence with the margin of the same, easterly 600 feet to the point of beginning.

Grantors do hereby further convey unto Grantee(s) his successors, heirs and assigns, all of their interest in and to a right-of-way to this property 12 feet in width running back from Tinnin Road 245 feet on the northerly line of the Reynolds property as set out in the Deed of record in Book 2965, page 615, Register's Office for Davidson County, Tennessee

This conveyance is subject to a 12.5 foot wide ingress and egress easement over and across the easterly 12.5 feet, a distance of 107.5 feet as set forth in Deed of record in Book 2999, page 157, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James C. Hawley and wife, Anne C. Hawley by Deed of record in Book 10653, page 590, Register's Office for Davidson County, Tennessee.

This is improved property known as 2445 - 2447 Tinnin Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever. Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. County property tax for the year 2017 a lien but not yet due and payable.

2. THIS property is subject to any and all other lawful easements, setback lines, restrictions, etc., of record and applying to the within described property, and to the zoning regulations of appropriate governmental body.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 29th day of AUGUST, 2017.

JAMES C. HAWLEY

ANNE C. HAWLEY

STATE OF MICHIGAN)
COUNTY OF GRAND TRAVERSE

Before me, SUSAN M.S. OLSON, a Notary Public in and for the State and County aforesaid, personally appeared JAMES C. HAWLEY and ANNE C. HAWLEY, husband and wife, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 29th day of AUGUST, 2017, at Traverse City, Michigan.

SUSAN M S OLSON
Notary Public - State of Michigan
County of Grand Traverse
My Commission Expires Feb 16, 2023
Acting in the County of Grand Traverse

NOTARY PUBLIC

My Commission Expires: 2/16/2023