ADDRESS NEW OWNER AS:
Ronald Waller
PO Box 248
Coalton, TN. 37080

THIS INSTRUMENT PREPARED
BY: Clyde W. Richert, III
Attorney at Law
Springfield, Tennessee

SEND TAX BILLS TO:
New Owner

Bill Garrett Davidson County
Batch# 1949 DEEDWARR
09/18/2017 03:07:30 PM 13 pgs
Fees: $68.00 Taxes: $878.75
20170918-0095420

Map & Parcel:
Tract 1: 022-00-0-014.00
Tract 2: 022-00-0-013.00

THIS DEED OF CONVEYANCE, executed and delivered by **WILLIAM GARY GRIMES**, as to an undivided 6/36 interest; **SUSAN GRIMES DOUGHTY**, as to an undivided 6/36 interest; **JANAN BORUM, TRUSTEE OF THE JANAN BORUM 1995 GENERATION SKIPPING TRUST**, as to an undivided 4/36 interest; **JOHN L. BORUM, JR., TRUSTEE OF THE JOHN L. BORUM, JR. 1995 GENERATION SKIPPING TRUST**, as to an undivided 4/36 interest; **LESA BORUM, TRUSTEE OF THE LESA BORUM 1995 GENERATION SKIPPING TRUST**, as to an undivided 4/36 interest; **FRANCEWAY C. STRATTON**, as to an undivided 3/36 interest; **STEVEN W. STRATTON**, as to an undivided 3/36 interest; **SHELLEY S. JONES**, as to an undivided 3/36 interest; **AUSTIN K. STRATTON**, as to an undivided 3/36 interest; hereinafter called the Grantors, to **RONALD WALLER** and **DEBORA L. WALLER**, husband and wife, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

TRACT 1:

Situated in the 14th Civil District of said County and State and beginning at a point in the center of the Springfield and Nashville Pike 650 feet southeast of Dr. W.E. Felts' southeast corner and running thence with the line of a tract of land sold by Fred M. Smith and W.M. McClanahan to Sara Demontbreum Milliken, on September 20, 1930, South 72° West 750 feet to a stake in J.C. Moore's line; thence with Moore's line South 18° East 200 feet to a stake; thence north 72° east 750 feet to the center of the Springfield and Nashville Pike; thence with the center of said Pike North 18° West 200 feet to the beginning, and being that part of the land conveyed to T.H. Railey on September 20, 1930 by Fred M. Smith and wife, Mary B. Smith and W.W. McClanahan and wife, Iva B. McClanahan, which remained after the southerly 100 feet frontage of that tract was heretofore sold off by T.H. Railey.

TRACT 2:

Land in the 14th, formerly the 24th Civil District of said County, described as follows:

Beginning at a point in the center of the Springfield and Nashville Pike or Whites Creek Pike at the southeast corner of the property conveyed to Herman McNeil and wife by Thomas B. Lamp and wife, by deed of record in Book 1780, page 97, Register's Office for said County, said point being also 650 feet southeasterly from Dr. Felts southeast corner; thence with the southern boundary lines of said McNeil property south 72 degrees west 750 feet to the eastern boundary line of the J.C. Moore property; thence with same, south 18 degrees east 100 feet; thence north 72 degrees east 750 feet to the center of said Pike; thence with the center of said Pike north 18 degrees west 100 feet to the beginning.

Tract 1 of the above described property is that same property as conveyed to John I. Borum, Frank G. Stratton, Jr. and William G. Grimes by deed from Nellie Mae Baldwin as recorded at Book 4510, page 805 in the Register's Office for Davidson County, Tennessee, with each of the named Grantees owning an undivided 1/3 interest as tenant in common with each other.

Tract 2 of the above described property is that same property as conveyed to John I. Borum, Frank G. Stratton, Jr. and William G. Grimes by deed from Allene S. Adcock et vir as recorded at Book 4315, page 351 in the Register's Office for Davidson County, Tennessee, with each of the named Grantees owning an undivided 1/3 interest as tenant in common with each other.

Excluded from the above property is that property condemned by the State of Tennessee is described at Book 4612, Page 930, said Register's Office.

Since said original conveyance, all 3 of the original grantees are now deceased. Their respective 1/3 interest in the herein described property has now been divided and is owned by the respective heirs of each of the 3 original grantees, all as set forth herein, being the 9 respective Grantors herein.

The said William G. Grimes died testate a resident of Robertson County, Tennessee on February 13, 2006, and by the terms of his last Will and Testament filed in Will Book 18, page 151 in the Clerk and Master's office for said County, he devised his 1/3 interest in said property to his two children, William Gary Grimes and Susan Grimes Doughty. Also, see that certain Executor's deed to William Gary Grimes and Susan Doughty Grimes of record as Instrument No. 20090127-0006920 in the Register's Office for Davidson County, Tennessee, with each Grantee then owning together the 1/3 interest of their father, being a 6/36th interest each.

The said John I. Borum died testate a resident of Cheatham County, Tennessee on February 9, 2001, and by the terms of his Last Will and Testament filed in Minute Book 6, page 267 in the Cheatham County Chancery Court office, he devised his 1/3 interest in said property to his 3 children in Trust, being a 4/36 interest to John L. Borum, Jr., Lesa Borum and Janan Borum, as Co-Trustees of the Janan Borum 1995 Generation Skipping Trust, a 4/36 interest to John L. Borum, Jr., Lesa Borum and Janan Borum as Co-Trustees of the John L. Borum, Jr. 1995 Generation Skipping Trust, and a 4/36 interest to John L. Borum, Jr., Lesa Borum and Janan Borum as Co-Trustees of the Lesa Borum 1995 Generation Skipping Trust. As provided by such Trust document, each of the 3 Borum heirs later agreed by document dated July 30, 2011 to resign as to each other's respective 1995 Generation Skipping Trust such that at present, each of the 3 Borum heirs now serve solely as Trustee of their own Trust as more particularly set forth in the designation of the proper Grantors as to the Borum family in this deed.

The proper and correct name for Frank G. Stratton, Jr. is "Franceway C. Stratton III", who died a resident of Cheatham County, Tennessee on April 30, 2014, and by the terms of his Last Will and Testament filed in Will Book 14, page 149 in the Cheatham County Chancery Court office, he devised by the residuary clause of his Will the above described property in equal shares outright to his 3 children, Franceway C. Stratton IV, Steven W. Stratton, and Shelly S. Jones, with an equal share being also devised to Franceway C. Stratton IV, Steven W. Stratton and Shelly S. Jones all as Co-Trustees of a testamentary trust therein established for his son, Austin K. Stratton. By deed instrument of record as Instrument No. 201709180095419 **in the Register's Office for Davidson County, Tennessee, the said Franceway C. Stratton IV, Steven W. Stratton and Shelly S. Jones have devised by Quitclaim deed any interest that said Trust for Austin K. Stratton may own to Austin K. Stratton, outright and free of trust. At present, Franceway C. Stratton IV, Steven W. Stratton, Shelly S. Jones and Austin K. Stratton each own an undivided 3/36 in the above described property.**

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

WILLIAM GARY GRIMES

STATE OF Tennessee
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Gary Grimes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 13 day of September 2017.

CLYDE W. RICHERT, III
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 8-10-2019
ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires: _____

SUSAN GRIMES DOUGHTY

STATE OF Tennessee
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan Grimes Doughty** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 13 day of September 2017.

CLYDE WRICHERT, III
STATE OF TENNESSEE
NOTARY PUBLIC
EXP 08-10-2019
ROBERTSON COUNTY

My Commission Expires: _____

NOTARY PUBLIC

THE JANAN BORUM 1995
GENERATION SKIPPING TRUST

BY: Janan Borum TTEE
JANAN BORUM, Trustee

STATE OF Tennessee)
COUNTY OF Robertson)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Janan Borum**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the properly appointed Trustee of **The Janan Borum 1995 Generation Skipping Trust**, and that she, in the capacity of Trustee, executed the foregoing instrument on behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at office this the 6th day of September, 2017.

TAMMY RUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires Dec 28, 2018

Tammy Rush
NOTARY PUBLIC

My commission expires: _____

THE JOHN L. BORUM, JR. 1995
GENERATION SKIPPING TRUST

BY: John J Borum Trustee
JOHN L. BORUM, JR., Trustee

STATE OF Tennessee
COUNTY OF Robertson)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **John L. Borum, Jr.**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the properly appointed Trustee of **The John L. Borum, Jr. 1995 Generation Skipping Trust**, and that he, in the capacity of Trustee, executed the foregoing instrument on behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at office this the 8th day of September, 2017.

TAMMY RUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires Dec 23, 2018

Tammy Rush
NOTARY PUBLIC

My commission expires:_____

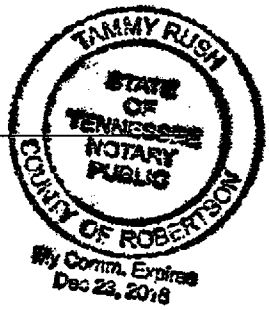
THE LESA BORUM 1995
GENERATION SKIPPING TRUST

BY: _____
LESA BORUM, Trustee

STATE OF Tennessee)
COUNTY OF Robertson)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Lesa Borum**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the properly appointed Trustee of **The Lesa Borum 1995 Generation Skipping Trust**, and that she, in the capacity of Trustee, executed the foregoing instrument on behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at office this the 5th day of September, 2017.



My commission expires: _____

_____
NOTARY PUBLIC

FRANCEWAY C. STRATTON IV

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Franceway C. Stratton IV** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 13th day of September, 2017.

My Commission Expires:_____ NOTARY PUBLIC

GARY L DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP 5-18-2021
ROBERTSON COUNTY

STEVEN W. STRATTON

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steven W. Stratton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 13 day of September 2017.

CLYDE W. RICHERT, III
STATE OF TENNESSEE NOTARY PUBLIC
EXP 06-10-2019
ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires: _____

SHELLY S. JONES

STATE OF Tennessee
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shelly S. Jones** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 13 day of September 2017.

CLYDE W. RICHERT, III
STATE OF TENNESSEE NOTARY PUBLIC
EXP 06-10-2019
ROBERTSON COUNTY

My Commission Expires:

NOTARY PUBLIC

AUSTIN K. STRATTON

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Austin K. Stratton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 13 day of September 2017.

NOTARY PUBLIC

My Commission Expires:_____

CLYDE W. RICHERT, III STATE OF TENNESSEE NOTARY PUBLIC EXP 06-10-2019 ROBERTSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$237,500.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 13th day of September, 2017.

NOTARY PUBLIC/Register

My Commission Expires: 10-26-2020

RHONDA DUNN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Certificate of Authenticity

I, Gary L. Dilliha, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)