Bill Garrett Davidson County
Batch# 39843 DEEDWARR
12/20/2017 10:23:05 AM 2 pgs
Fees: $13.00 Taxes: $243.21
20171220-0129507

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,732.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF December, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-0401D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Leslee D. Minnich, unmarried (NAME)	Same (NAME)	11-148
2808 Greer Road (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	" (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, **L.D. Hornbuckle and Era Jean Hornbuckle, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leslee D. Minnich, 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:

A certain tract or parcel of land in the 1st Councilmanic District of Davidson County, Tennessee, described according to an unrecorded survey dated July 30, 2001 by Tommy E. Walker, Registered Land Surveyor, License Number 1465, being more particularly described as follows, to-wit:

Beginning at an iron pin in the southerly margin of Greer Road, a corner to the property conveyed to Charles Furlow by Deed of record in Book 10615, page 864, Register's Office for Davidson County, Tennessee Map 11, Parcel 161, TAODCT; thence with said margin of Greer Road on a curve to the left having a length of 60.00 feet to an iron pin marking the corner of the property conveyed to Brenda Scribbens by Deed of record in Book 10927, page 789, Register's Office for Davidson County, Tennessee, Map II, Parcel 175, TAODCT, thence with the line of Scribbens, North 85°46'37" East 502.62 feet to an iron pin; thence South 24°13'23" East 948.15 feet to an iron pin; thence South 85°46'37" West 812.15 feet to an iron pin in the line of Furlow; thence with the line of Furlow, North 00°09'02" West 785.43 feet to an iron pin; thence continuing with the line of Furlow, North 60°03'29" West 152.46 feet to the point of beginning, and containing 12.827 acres, more or less.

BEING the same property conveyed to L.D. Hornbuckle and Era Jean Hornbuckle, a married couple from Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquistion Trust 2007-HE1, Asset Backed Pass-Through Certificates, Series 207-HE1, by Special Warranty Deed dated December 7, 2012, as Instrument No. 20130205-0011674, in the Register's Office for Davidson County, Tennessee.

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

1. Restrictions as recorded in Instrument No. 20011011-0111098, Register's Office for Davidson County, Tennessee.
2. Boundary Line Agreement as recorded in Book 8159, page 651, Register's Office for Davidson County, Tennessee.

3. Easement for an existing subsurface sewage disposal system as recorded in Book 10615, page 864, Register's Office for Davidson County, Tennessee.
4. 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 2017 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 2808 Greer Road, 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 19th day of December, 2017.

L.D. Hornbuckle — December 19, 2017 Date

Era Jean Hornbuckle — December 19, 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 L.D. Hornbuckle and Era Jean Hornbuckle, husband and wife, 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 19th day of December, 2017.

My Commission Expires:_____

Notary Public

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

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