ADDRESS NEW OWNER AS:
Daniel Martin Pursley, Jr., et.ux.
2749 Greer Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
(New Owner)

Map 011 – 00 - 0
Parcel 012.00 (part-of)

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Bill Garrett Davidson County
Batch# 45213 DEEDWARR
01/08/2018 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $114.70
20180108-0002088

THIS DEED OF CONVEYANCE, executed and delivered by **BILLY GREER**, married, hereinafter called the Grantor, to **DANIEL MARTIN PURSLEY, JR.**, and wife **ANGELA PURSLEY**, hereinafter called the Grantees;

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 Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Property located on the North side of Greer Road in Goodlettsville, 3rd Councilmanic District of Davidson County, Tennessee. Being shown as part of parcels 9.00 and 12.00 on Davidson County Property Map 11 and being more particularly described as Tract 3 as shown on a survey by William E. Crenshaw, TN. R.L.S. #2395, d.b.a. Crenshaw Land Surveying, dated November 7, 2017, last revised on 12-31-17, and known as Job No. 16165, as follows:

BEGINNING at an 18" Walnut tree at the Southeast corner of the herein-described tract. Said point being the Southwest corner of Tract 1 of the same survey, and being a corner to Tract 2, and being a corner to the Daniel Pursley etux property of record in D.B. 20040922-0114034, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, leaving the line of Tracts 1 & 2, and running with the northerly line of the Daniel Pursley property, N 86°57'24" W – 71.55' to a fence break at a 24" Poplar tree in a fence line. Thence, continuing with the northerly line of Pursley and then with the northerly line of the Jeffery D. Nichols and Sandra Gail Webb property of record in D.B. 20131218-0128034, R.O.D.C., TN., and generally with an old fence line, N 86°05'32" W – 862.75' to a point; Thence N 17°30'00" W – 146.52' to a point; Thence N 13°30'00" W – 231.00' to a point; Thence N 46°30'00" W – 98.42' to an existing steel fence post; Thence, leaving the line of Nichols and Webb, with a new line severing the Billy Greer property, of which this is a part, N 14°36'56" E – 410.35' to an iron pin set; Thence S 37°22'52" E – 233.02' to an iron pin set; Thence S 48°29'55" E – 218.25' to an iron pin set; Thence N 70°11'14" E – 276.57' to an iron pin set; Thence S 33°14'21" E – 217.58' to a point; Thence S 58°27'32" E – 299.06' to an iron pin set; Thence S 10°29'31" E – 322.71' to the POINT OF BEGINNING, containing 12.40 acres.

NO PUBLIC ROAD ACCESS: The above-described property does not have independent public road access or any recorded easement to a public road. There is no right of access being conveyed in this deed. The property is adjacent to other property owned by the Grantees. The Grantees shall access the property through their adjoining property or acquire another means of access.

Being part of that property conveyed to Billy Greer, married, by deed from Billy Greer and Cynthia Greer, Successor Co-Trustees under the 2006 Greer Family Revocable Living Trust, Dated September 11, 2006, of record in Instrument # 20161031-0115113 in the Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the Grantor's marital residence.

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

The Grantor further covenants with the Grantees, survivor and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that he 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 Grantor has hereunto set his signature on the date indicated in the notary acknowledgement below.

BILLY GREER

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Billy Greer** 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 29th day of December, 2017.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 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 **$31,000.00** 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.

Daniel Martin Pursley Jr.
AFFIANT

SUBSCRIBED and SWORN to before me this the 29th day of December, 2017.

My Commission Expires:_____ NOTARY PUBLIC/Register

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 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)