This instrument was prepared without the benefit of a title search from information provided by the parties. Preparer makes no representations or warranties concerning the character or quality of the land conveyed. Preparer gave no tax advice. Preparer offered no closing services.

Prepared by:
Continental Title Insurance Co
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

JOHN R SHERROD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 6-9-2018

STATE OF TENNESSEE
COUNTY OF Robertson
The actual consideration or value for this transfer is $ $0.00

Joseph S Dozier
Affiant

Subscribed and sworn to before me, this 26 **day of** December, **201**7.

John R Sherrod III
Notary Public –
My commission expires: 6/9/18

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joseph S. Dozier 4284 Bull Run Rd Ashland City, TN 37015	New Owner	**P/O 055-00-0-032.00**

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Valerie A Wall, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Joseph S Dozier, 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:

TRACT I:

BEGINNING AT A POINT ON THE TOP OF A 48" CMP, 1.7' FROM THE SOUTH END OF SAID PIPE, THE POINT OF BEGINNING, IN THE SOUTHERLY MARGIN OF BULL RUN ROAD, BEING TWENTY FIVE FEET FROM THE CENTER OF SAID ROAD AND BEING THE NORTHEAST CORNER OF WILLIAM ERIC PARDUE AND KIM PARDUE; THENCE, WITH THE SOUTHERLY MARGIN OF BULL RUN ROAD, N 58°02'58" E, A DISTANCE OF 159.84' TO AN IRON PIN; THENCE, WITH THE WESTERLY LINE OF TRACT 1, S 30°03'17" E, A DISTANCE OF 1179.98' TO AN IRON PIN; THENCE, WITH THE NORTHERLY LINE OF DAVID RONALD CANTRELL, N 82°25'57" W, A DISTANCE OF 1141.07' TO AN IRON POST; THENCE, WITH THE SOUTHERLY LINES OF WILLIAM ERIC PARDUE AND KIM PARDUE, BEING THE CENTER OF AN OLD ROAD BED, N 52°26'57" E, A DISTANCE OF 75 81' TO AN IRON PIN, N 52°49'02" E, A DISTANCE OF 197.92' TO AN IRON PIN, N 70°08'20" E, A DISTANCE OF 199.35' TO AN IRON PIN AND N 63°56'17" E, A DISTANCE OF 133.14' TO AN IRON POST; THENCE, WITH THE EASTERLY LINES OF WILLIAM ERIC PARDUE AND KIM PARDUE, N 26°21'59" W, A DISTANCE OF 306.71' TO A POINT IN BULL RUN CREEK, N 55°05'16" E, A DISTANCE OF 112.61' TO AN IRON PIN ON THE NORTH BANK OF SAID CREEK AND N 26°14'04" W, A DISTANCE OF 172.99' TO THE BEGINNING, **CONTAINING 10.10 ACRES, MORE OR LESS.**

Being the same property conveyed to Valerie Wall, an unmarried woman, by Deed from Joseph S. Dozier, unmarried, dated November 1, 2017, recorded November 3, 2017, and appearing of record in Instrument No. 20171103-0113106, Register's Office for Davidson County, Tennessee.

TRACT II:

Bill Garrett Davidson County
Batch# 63441 **DEEDWARR**
02/28/2018 10:15:21 AM 2 pgs
Fees: $13.00 Taxes: $0.18

20180228-0018685

This instrument was prepared without the benefit of a title search from information provided by the parties. Preparer makes no representations or warranties concerning the character or quality of the land conveyed. Preparer gave no tax advice. Preparer offered no closing services.

A tract of land located in Davidson County, Tennessee, according to a boundary survey dated September 06, 2017, prepared by Winston Gaffron, Jr., Civil Engineer and Land Surveyor, RLS No. 1070, and more particularly described as follows:

Beginning at an iron pin, the point of beginning, being N 58 degrees 02' 58" E, a distance of 159.84 feet from a point on the top of a 48" CMP that is 1.7 feet from the South end of said pipe, being in the Southerly margin of Bull Run Road, being 25 feet from the center of said road and being the Northeast corner of Tract 1; thence, with the Southerly margin of Bull Run Road, N 60 degrees 56' 56" E, a distance of 178.17 feet to an iron pin; thence, with the Westerly line of Joseph S. Dozier, S 30 degrees 03' 17" E, a distance of 1314.15 feet to an iron pin; thence, with the Northerly line of David Ronald Cantrell, N 82 degrees 25' 57" W, a distance of 224.91 feet to an iron pin; thence, with the Easterly line of Tract 1, N 30 degrees 03' 17" W, a distance of 1179.98 feet to the beginning, **containing 5.10 acres, more or less**.

Being the same property conveyed to Valerie A. Wall, unmarried, by Deed from Joseph S. Dozier, unmarried, dated November 16, 2017, recorded November 22, 2017, and appearing of record in Instrument No. 20171122-0120102, Register's Office for Davidson County, Tennessee.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 hand this 26 day of December, 2017.

Valerie A Wall

JOHN R SHERROD III
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 6-9-2018

State of Tennessee)
County of Robertson)

Before me, the undersigned authority, a Notary Public of the State and county aforementioned, personally appeared Valerie A Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she has full authority to convey said Real Property and executed the foregoing instrument for the purposes herein contained by personally signing her name as her free act and deed.

Witness my hand this the 26 day of December, 2017.

John R Sherrod III
Notary Public expiration 6/9/18

My Commission expires:
6/9/18