Bill Garrett Davidson County
Batch# 73810 DEEDWARR
03/27/2018 03:07:38 PM 3 pgs
Fees: $18.00 Taxes: $113.62
20180327-0028675

KATHY MCBRAYER, GRANTOR

TO: WARRANTY DEED

DIANA L. ARRINGTON, GRANTEE

WARRANTY DEED

THIS DEED OF REALTY, executed as of the 15 day of Jan, 2018, by Grantor, **KATHY MCBRAYER,** to Grantee, **DIANA L. ARRINGTON**, Witnesseth:

That Grantor, **KATHY MCBRAYER,** for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, **DIANA L. ARRINGTON**, to have and to hold in fee simple, and to her heirs and assigns forever, the same being an undivided one-half interest in certain realty situated in the second (2nd) Civil District of Davidson County, Tennessee, described as follows:

A certain tract of land in the 2nd Civil District of Davidson County, Tennessee described according to a survey by Donald R. Carver, Surveyor No. 271, dated May 29, 1982, as revised by Rocky L. Montoya, Surveyor on July 9, 1984, as follows:

Beginning at a post at a fence line in the easterly margin of Lower Walker's Creek Road, a corner to David Allen; thence with said fence and along the line of Allen, North 87 degrees, 30' West 1087.00 feet to a post; thence with the fence line , North 3 degrees 00' East 344.00 feet to an iron pin; thence South 84 degrees 40' 1245.41 feet to an iron pin in the westerly margin of Lower Walker's Creek Road; thence with the margin of said road, South 30 degrees 00' West 108.00 Feet to a point; thence, continuing with said road, South 35 degrees 00' West 226.00 feet to the point of beginning, and containing 8.86 acres more or less.

Being a portion of the same property conveyed to Johnnie Williams and wife, Betty Williams, by deed of record in Book 6344, page 893, Register's Office for Davidson County, Tennessee. Johnnie Williams dies November 12, 1988, leaving Betty Williams as surviving tenant by the entirety. Betty Williams died February 3, 2016 leaving Sally Ayers and Kathy McBrayer as her heirs at law, pursuant to Affidavit of Heirship recorded as Instrument Number 20170302-0020881, Register's Office for Davidson County, Tennessee.

Specifically excluded from the above description and this conveyance is a 3.31 acres, more or less, parcel/tract of real property conveyed to Christopher Dooley and Wife, Marcia E. Dooley. By deed from Betty Williams, of records in Book 9643, page 229, Registers Office for Davidson County, Tennessee and more specifically described as follows, to-wit:

A certain tract of land in the 2nd Civil District of Davidson County Tennessee, described according to a survey dated March 28 1995, by Donald W. Fortner, Registered Land Surveyor, No 1072, as follows:

Beginning at an iron pin in the northerly line of the property conveyed to Christopher B. Dooley and Wife, Marcia E. Dooley, of record in Book 8733, page 975, Register's Office for Davidson County, Tennessee, said point being North 87 degrees 30' West 644.4 feet from the westerly margin of Lower Walker's Creek Road; thence continuing with the line of Dooley North 87 degrees 30' West 442.6 feet to an iron pin in the line of the property conveyed to Joe G. Allison of record in Book 6446, page 651, said Register's Office; thence with the line of Allison North 03 degrees 00' East 344.00 feet to an iron pin marking the northwest corner

of this tract, a corner to Joe G. Allison and a corner to the property conveyed to Russell W. Thomas, by deed of record In Book 6344, page 893, said Register's Office, hence with the line of Thomas South 84 degrees 55' East 420.00 feet to an iron pin; thence South 01 degrees 04' East 325.7 feet to the point of beginning and containing 3.31 acres, more or less.

That Grantor (1) covenants that she is lawfully seized of and has a perfect right to convey Grantor's undivided one-half interest in such realty and that it is unencumbered except for Metropolitan Government real estate taxes for the year 2017, all of which the Buyer is assuming; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims; and (3) will give possession of said property with deed.

This conveyance unites fee simple title and ownership in the above described tract in the Grantee, DIANA L. ARRINGTON, the Grantee having previously obtained an undivided one-half interest in the afore described real estate by warranty deed from SALLY AYERS, of records at Davidson County Register of Deed instrument number 20170515-0047665.

IN WITNESS WHEREOF, KATHY MCBRAYER, Grantor, has executed this deed as of the date written first herein.

KATHY MCBRAYER, GRANTOR

STATE OF AZ)
COUNTY OF Maricopa)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **KATHY MCBRAYER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 18 day of January, 2018.

Notary Public

My Commission Expires: 10/19/2021

LINDSAY M. BAKER
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
October 19, 2021

Property Address:

5.55 acres +/-,
2933 Lower Walker's Creek Road
Goodlettsville, Tennessee 37072

Property Owners Name and Address:

DIANA L. ARRINGTON
2982 Mudcat Rd.
Cedar Hill, TN 37032

Person or Entity Responsible for Payment of Property Taxes:

Same as Owner

Map-Parcel Number:

Map 017 00 0, Parcel 096.00

STATE OF Arizona)
COUNTY OF Maricopa)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 307052 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 18 day of January, 2018.

Notary Public

My Commission Expires: 10/19/2021

LINDSAY M. BAKER
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
October 19, 2021

Prepared by: Attorney Ben Dean
2403 Memorial Blvd.
Springfield, TN 37172