RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
18-0238HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Bill Garrett Davidson County
Batch# 84497 DEEDWARR
04/25/2018 09:57:31 AM 2 pgs
Fees: $13.00 Taxes: $407.00
20180425-0038839

SUBSCRIBED AND SWORN TO BEFORE ME THIS
20th day of April, 2018

Notary Public
Commission Expires: 11-20-18

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
David K. Grindstaff 2003 Highland Drive Greenbrier, TN 37073	NEW OWNER	039-00-0-069.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Waller Brothers Partnership, a Tennessee General Partnership

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David K. Grindstaff, a single man

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:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey prepared by Z. J. Wilkinson, Surveyor, on June 23, 1954, as follows:

BEGINNING at a point in the southwesterly margin of Highway 112 at the mouth of a culvert crossing under said Highway, said point being the northerly corner of the property conveyed to Howard Moore and wife, by deed from Phillip A. Graves, et al, of record in Book 1142, page 292, Register's Office for said County; thence with the margin of said highway South 38° East 255 feet to an iron pin; thence South 53° 10' West 333 feet to the center of Dry Fork Road; thence with the center line of Dry Fork Road, North 44° 30' West 202 feet to a point; thence North 44° 30' East 360 feet to the point of beginning.

BEING the same property conveyed to Waller Brothers Partnership, a Tennessee General Partnership, by Quitclaim Deed from Waller Brothers Partners, by and through, Charles W. Waller, Jerry D. Waller and Anna M. Waller, all partners thereof, through Robert L. Callis, Trustee, dated 3/19/01 and recorded 3/23/01 in Instrument No. 20010323-0028138; and being the same property previously conveyed to Waller Brothers Partners, a Partnership composed of Oliver J. Waller, Jr., Charles W. Waller and Jerry D. Waller, dated 3/22/90 and recorded 3/26/90 in Book 8071, Page 964, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5029 Clarksville Highway, Whites Creek, TN 37189.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of April, 2018.

Waller Brothers Partnership

BY: Jerry D. Waller
Jerry D Waller, Managing Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jerry D Waller,** 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, and who further acknowledged that he is the **Managing Member** for **Waller Brothers Partnership, a Tennessee General Partnership** and that he is authorized by **Waller Brothers Partnership, a Tennessee General Partnership** to execute this instrument on its behalf as such **Managing Member.**

Witness my hand and official seal at Hendersonville, Tennessee this 20th day of April, 2018.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

