STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2018.

Notary Public
MY COMMISSION EXPIRES: 3/21/21
File No. 18-2336

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Bill Garrett Davidson County
Batch# 111661 DEEDWARR
07/02/2018 12:08:15 PM 2 pgs
Fees: $13.00 Taxes: $148.00

20180702-0063866

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joe K. Sanders and Karen J. Sanders (NAME)	SAME (NAME)	12-86
1922 Baker 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, **James Kenneth Williams, a married man, and Juanita L. Williams**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joe K. Sanders and Karen J. Sanders, husband and wife,** 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 Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor No. 823. dated June 24, 1983 and known as Job No. 83-169—1, as follows:

Beginning at an iron pin set on the southerly margin of Baker Road, said point of beginning being the northeast corner of this tract and also being in the line of the Edward B. Parker land; thence with Parker's line and a fence, South 11 deg. 55' 08" West, 304.09 feet, to an iron pin set at a corner post; thence North 76 deg. 21' 42" West, 200.48 feet, to an iron pin set at a corner post; thence South 18 deg. 29' 51" West, 112.20 feet, to a point on the fence; thence South 23 deg. 55' 57" West, 155.14 feet, to a point on the fence; thence South 06 deg. 31' 44" West, 79.61 feet, to an iron pin set at a corner post; thence North 83 deg. 06' 06" West, 169.06 feet, to a cedar tree in the fence line; thence North 81 deg. 25' 23" West, 219.82 feet, to a point at the corner of a cross fence; thence North 84 deg. 15" 52" West, 156.66 feet, to a point on the fence; thence North 87 deg. 19' 47" West, 237.25 feet, to a point on the fence; thence North 88 deg. 00' 54" West, 92.56 feet, to a point on the fence, thence North 83 deg. 39' 46" West, 72.07 feet, to an iron pin set in the fence; thence leaving Parker's line and severing the land of the Continental Land Group, Inc., North 51 deg. 48' 12" East, 759.39 feet, to an iron pin set on the southerly margin of the said Baker Road; thence with the margin of said Road, 25 feet from the centerline, South 77 deg. 03' 16" East, 82.66 feet, to an iron pin; thence North 84 deg. 29' 35" East, 474.04 feet, to an iron pin; thence South 86 deg. 24' 08" East, 158.52 feet, to the point of beginning, containing 10.13 acres, more or less.

Being the same property conveyed to James Kenneth Williams and wife, Juanita L. Williams from Michael

Wayne Christian and Susan Brannom Christian by Deed dated August 29, 1990, of record in Book 8186, page 582, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. 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.

2. Restrictions as recorded in Book 6093, page 126, Register's Office for Davidson County, Tennessee.

3. Greenbelt Application of record in Instrument # 201208220075659, Register's Office for Davidson County County, Tennessee.

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 0 Baker 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 27th day of June, 2018.

James Kenneth Williams

Juanita L. Williams

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 27th day of June, 2018, before me personally appeared James Kenneth Williams, Juanita L. Williams and Juanita L. Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand at office, this 27th day of June, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL R. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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