Name and Address of New Owner:
Daniel Reeder
210 N. Main St.
Goodlettsville, TN 37072

Send Tax Bills To:
Daniel Reeder
210 N. Main St.
Goodlettsville, TN 37072

This Instrument Prepared By:
Steven P. Disser, Attorney
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 007-00-0-124

Bill Garrett Davidson County
Batch# 133889 DEEDWARR
08/27/2018 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $192.40
20180827-0084803

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Edgar Eugene Dresslar Jr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Reeder, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

TRACT 1
LAND in the 10th Civil District of Davidson County, Tennessee, as described to—wit:
BEGINNING at a spike on the east margin of US. Highway 41 and in the center of a gravel road entering the Birdwell property; thence along said Highway North 25 deg. 10' West 660.0 feet to the southwest corner of the Lyles property; thence South 78 deg. East 740.0 feet to a point at the Birdwell east line fence; thence South 45 deg. West 625 feet to the beginning spike.

EXCLUSION: INCLUDED in the above described tract but expressly EXCLUDED from this conveyance is property taken by the State of Tennessee in Book 7667, Page 505, Register's Office for Davidson County, Tennessee, more particularly described as follows:
Beginning at a point of intersection of the west margin of SR 11 (U .S. 41) and the north boundary of the Polly Mason property; thence with the north boundary North 75 deg. 30' East 385 feet more or less to a point; thence northwardly 80 feet more or less to a point; thence North 14 deg. 10' 15" West 62 feet more or less to a point; thence South 83 deg. 7' 26" West 191.64 feet to a point; thence North 34 deg. 51' 39" West 141.98 feet to a point; thence North 34 deg. 51' 39" West 583.36 feet to a point; thence South 83 deg. 10' West 79 feet more or less to a point in the existing margin of SR. 11 (US. 41); thence southeastwardly with the said margin 863 feet more or less to the point of beginning.

TRACT II
LAND in the 11th Councilman District of Davidson County, Tennessee, more accurately described as follows:
BEGINNING at an existing highway monument in the easterly margin of U.S. Highway 41; said monument being the most southwest corner to herein described tract; thence with said monument, North 33 deg. 49' 53" West, 648.41 feet to a set iron pin; thence now leaving said margin, South 74 deg. 10' 06" East, 606.44 feet to a set iron pin; thence South 02 deg. 38' 37" West, 349.34 feet to a set iron pin; thence North 12 deg. 07' 38" West, 19.43 feet to a monument; thence South 77 deg. 33' 17" West, 210.21 feet to the point of beginning.

Being the same property conveyed to Edgar E. Dresslar a/k/a Edgar E. Dresslar, Sr. by Deed dated August 14, 2009 from Daniel Reeder, recorded September 1, 2009, in

Instrument Number 20090901-0081853, in the Official Records of Davidson County, Tennessee. Edgar E. Dresslar a/k/a Edgar E. Dresslar, Sr. having died and property was devised to Edgar E. Dresslar, Jr., under Article IV of the Last Will and Testament of Edgar E. Dresslar, Sr., of record in Instrument No. 20180409-0032951, said Register's Office, and Probate File 18P543, Probate Clerk's Office for said County. Order establishing muniment of title entered in said Probate File.

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

The above is improved property commonly known as 1827 and 1837 Springfield Hwy, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of August, 2018.

(SEAL)
Edgar Eugene Dresslar Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of August, 2018, before me personally appeared Edgar Eugene Dresslar, Jr., to me known (or proved to me on the basis of satisfactory evidence) 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 24th day of August, 2018.

Notary Signature
My commission expires: 3/8/21



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $52,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
24th day of August, 2018.

Notary Public
My commission expires: 3/8/21
File No. 2018-13



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

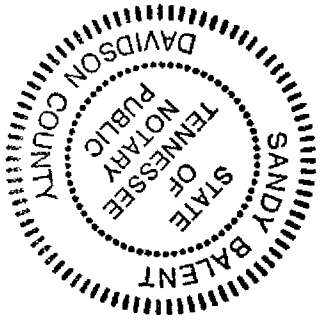
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).