BOX 10-A

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Y Johnson Davidson County
Batch# 135865 DEEDWARR
09/04/2018 10:03:25 AM 2 pgs
Fees: $13.00 Taxes: $1,209.90
20180904-0087030

W & I Ref: (DM) Title No.: 60093
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Brandon Eller Katherine Milwee Eller 1325 5th Ave. N. #19 Nashville, TN 37208	Reliant Bank 105 Continental Pl., Ste 300 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 01800008900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$327,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jerita Sue Farley, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Brandon Eller and Katherine Milwee Eller, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 10th Civil District of Davidson County, Tennessee.

Beginning at a point on the center of Hitt Lane, the same being approximately 480 feet northeasterly from the center line of Brick Church Pike; thence with the center of Hitt Lane N. 55 deg. 26 min. 17 sec. E. 239.12 feet to a point; thence leaving Hitt Lane S. 42 deg. 49 min. 58 sec. E. 523.68 feet to a point; thence S. 19 deg. 04 min. E. 300 feet to an iron pin; thence N. 85 deg. 34 min. W. 425 feet to an iron pin; thence N. 26 deg. 41 min. W. 505.57 feet to a point; thence N. 0 deg. 14 min. W. 47.35 feet to a point in the center of Hitt Lane, the point of beginning, containing 5.0 acres.

There is included in this conveyance, but excluded from the acreage, the right of ingress and egress to and across a 50 foot wide mutual right-of-way as follows:

Beginning at a point in the center of Brick Church Pike, the same being located S 68 deg. 56 min. E. and 402 feet from the center of Hitt Lane; thence leaving Hitt Lane N. 21 deg. 04 min. E. 585 feet to a point; thence S. 85 deg. 34 min. E. 50 feet to a point; thence S. 21 deg. 04 min. W. 600 feet to a point in the center of Brick Church Pike; thence with the center of same, N. 68 deg. 56 min. W. 50 feet to the point of beginning.

Being the same property conveyed to Jere Farley and wife, Mary E. Farley by Warranty Deed from William D. Patton and wife, Marie Patton and Billy H. Howell and wife, Juanita Howell, dated June 9, 1978, recorded June 21, 1978 of record in Book 5301, page 646, said Register's Office. Corrected in Book 6276, page 319, said Register's Office. By Quitclaim Deed dated August 26, 2005, recorded September 2, 2005, of record in Instrument No. 20050902-0105620, said Register's Office. Subject property was conveyed to The Farley Family Trust, dated August 26, 2005, Jere Farley and Mary E. Farley Trustors and/or Trustees. The said Jere Farley and Mary E. Farley have since died. By Quitclaim Deed dated January 6, 2016, recorded on January 12, 2016, of record in Instrument No. 20160112-0003270, said Register's Office. Jerita Sue Farley and Nancy King Crawford, Successor Co-Trustees of The Farley Family Trust, dated August 26, 2005 for the benefit of Jerita Sue Farley, Successor Beneficiary, conveyed subject property to Jerita Sue Farley.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2018, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 01800008900. Restrictive Covenants of record in Book 5301, page 646 restated in Book 6276, page 319, Instrument No. 20050902-0105620 and Instrument No. 20160112-0003270, said Register's Office; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604c.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300

Permanent Easement for installing and maintaining a private water line of record in Book 5301, page 646 and restated in Book 6276, page 319. Subject to a 50 foot right of way ingress/egress of record in Book 5301, page 646, restated in Book 6276, page 319, Instrument No. 20050902-0105620 and Instrument No. 20160112-0003270, said Register's Office. Title to that portion of the premises embraced within the bounds of Hitt Lane. No insurance is afforded as to the amount of acreage contained herein. Subject to any boundary issues as may arise with adjoining property owners.

This is improved property, known as 545 Brick Church Pike, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2018.

Jerita Sue Farley

Jerita Sue Farley

State of Tennessee

County of Davidson

On this 31st day of August, 2018, before me the undersigned authority, personally appeared Jerita Sue Farley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $327,000.00.

Affiant

Sworn and subscribed before me this 31st day of August, 2018.

Notary

My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021