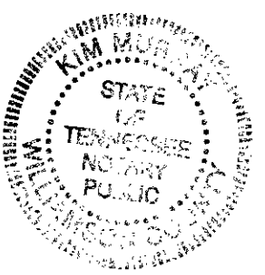
STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2018.

Notary Public
MY COMMISSION EXPIRES: 3/28/22
File No. G18-3143



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Allison McGee Tarpley and Andrew David Tarpley (NAME)	New Owner (NAME)	113-00-0-158
8473 Old Charlotte Pike (STREET ADDRESS)	(STREET ADDRESS)	Karen Y Johnson Davidson County Batch# 137517 DEEDWARR 09/06/2018 10:02:12 AM 2 pgs Fees: $13.00 Taxes: $1,080.40
Pegram, TN 37143 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180906-0088250

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, **John M. Braun and Jennifer Braun, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison McGee Tarpley and Andrew David Tarpley, wife and husband**, 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:

A certain tract or Parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Tract No:1
Land in the 9th Civil District of Davidson County, Tennessee and described according to a survey by John B. Bates, surveyor, dated November 21, 1977, as follows:
Beginning at an iron pin in the southwesterly margin of a 50 foot easement, said iron pin being the NE corner of Tract No. 3 the NW corner of Tract No.4, and the SW corner of this tract; thence leaving Tracts Nos.3 and 4 and crossing said easement N, 3 deg, E 186.9 feet to an iron pin on the northeasterly margin of said easement, the NW corner of this tract; thence along Carney's southerly line S. 85 deg. E. 584.8 feet to an iron pin; thence S. 5 deg. 09 min. W 777.70 feet to an iron pin in the southwesterly margin of said right-of-way easement, the SE corner of this lot and the NE corner of Tract No. 8; thence along the northeasterly line of Tracts 6, 5, 4 N. 41 deg W. 250.0 feet to an iron pin; N 42 deg. W. 250.0 feet to an iron pin, and N. 31 deg. 30 min. W 178.0 feet to the point of beginning, being Tract No. 7 on said survey, and containing 6.63 acres more or less.

Being the same property conveyed to John M. Braun by Warranty Deed dated April 19, 2013 from Karen Pace Easter, unmarried, recorded April 25, 2013, in Instrument Number 20130425-0041065, in the 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. Shared Driveway Agreement of record in Instrument Number 200804160038572, Register's Office for Davidson County, Tennessee.

2. Easement Deed of record in Book 8169, Page 243, Register's Office for Davidson County, Tennessee.

3. 50' Right-of-Way from Westerly Property Line to Old Charlotte Pike of record in Book 5784, Page 565, Register's Office for Davidson 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 8473 Old Charlotte Pike, Pegram, TN 37143.

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 5th day of September, 2018.

John M. Braun

Jennifer Braun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2018, before me personally appeared John M. Braun and Jennifer Braun, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 5th day of September, 2018.

Notary Signature
My commission expires: 8/27/22

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY TODD SHOLAR

PREPARED BY AND RETURN TO:

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