STATE OF Tennessee
COUNTY OF Sumner

Karen Y Johnson Davidson County
Batch# 137926 DEEDWARR
09/07/2018 12:01:27 PM 3 pgs
Fees: $18.00 Taxes: $740.00

20180907-0088801

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

K. Nip
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2018.

Kim Perry
Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 18-3069

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aubrey B. Saling (NAME)	New Owner (NAME)	017-00-0-043
5389 Brick Church Pike (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, **Vince Warrick, Executor of The Ila Dean Warrick Estate, and Vincent Warrick, and Sarah Schumacher, and Michael A. York**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aubrey B. Saling, **a single woman**, 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 located in the 3rd Council Manic District, Davidson County, TN. and described according to a survey by Rocky Montoya, Surveyor, dated August 22, 2018 as follows:

Beginning at an iron rod (set) in the north margin of Lickton Pike, the west margin of Freeman Hollow Road, thence; with the north margin of Lickton Pike with a curve to the right having a delta angle of 10 Degrees 48 Minutes 38 Seconds a radius of 1373.907 feet, a tangent of 130.00 feet, a length of 259.23 feet to an iron rod (set) located in the south east corner of O.B. Hofstetter, Jr. as recorded in Deed Book 7012, Page 460 R.O.D.C., Tn.; thence, leaving said north margin along Hofstetter, Sr.'s east line, the west line of this tract North 01 Degrees 49 Minutes 00 Seconds, East 371.63 feet to an iron rod (old) located in the south west corner of Dick W. Hitch, property of record in Instrument No. 20150804-0077051 R.O.D.C., Tn. the north west corner of this tract; thence, leaving Hofstetter's east line along the south line of Hitch's property, the north line of this tract, North 86 degrees 10 Minutes 49 Seconds, East 223.43 feet to an iron rod (set) in the west margin of Freeman Hollow Road; thence, with said margin, South 02 Degrees 02 Minutes 47 Seconds, East 450.63 feet to the point of beginning, containing 2.33 acres more or less.

Being a portion of the same property conveyed to James A. Warrick and wife, Carrie M. Warrick by Deed from Earl Ayers and Wilma Ayers dated June 12th 1967 of record in Book 4147, page 102, Register's Office of Davidson County, Tennessee. The said James A. Warrick died on October 28, 1998 vesting ownership in Carrie M. Warrick as surviving tenant by the entirety. The said Carrie M. Warrick died testate on August 2, 1998 and by

Will of record in WB226, page 797, probate court for Davidson County, Tennessee. Said property devised to her children, Fred Warrick, Ariel Warrick and Ila Warrick. the said Fred Warrick died testate on June 4, 2012 and pursuant to his Last Will and Testament his 1/3 interest in the whole was devised as follows: 1/3 to Ila Warrick, 1/3 to Michael A. York and 1/3 to be divided between Vince Warrick and Sarah Schumacher. The said Ariel Warrick died intestate on January 24, 2005, vesting ownership of his undivided 1/3 interest in the whole in his only heirs at law, the same being Vince Warrick and Sarah Schumacher. See Affidavit of Heirship of record in Book * page _____Register's Office of Davidson County, Tennessee. The said Ila Warrick died testate on January 31, 2018 and pursuant to her Last Will and Testament of record in Book 18, page 485 Probate Court for Davidson County, Tennessee, her 1/3 undivided interest in the whole was devised as follows: 1/2 to Vince Warrick and 1/2 to Sarah Schumacher. The Last Will and Testament of Ila Warrick authorized and directed Vince Warrick as Executor to sell the property. *20180907-0088798

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Any inaccuracy in the area, square footage, or acreage of the Land, or attached plat, if any. The Company does not insure the area, square footage, or acreage of the Land.

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.

The signatures of Sarah Schumacher and Michael A. York are signed by their duly appointed Attorney-in-fact Vincent Warrick, pursuant to the Power of Attorney recorded in Instrument Number 20180907-0088800 and Instrument Number 20180907-0088799, said Register's Office.

This is improved property, known as 3009 Freeman Hollow 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 4th day of September, 2018.

The Ila Dean Warrick Estate

By: V=EWR
Vince Warrick, Executor

V=EWR
Vincent Warrick

Sarah Schumacher by V=EWR AIF
Sarah Schumacher by Vincent Warrick, her Attorney-In-Fact

Michael A York by V=EWR AIF
Michael A. York by Vincent Warrick, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 4th day of September, 2018, personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Vince Warrick as Executor for The Estate of Ila Dean Warrick, with whom I am personally acquainted, and who acknowledged that Vince Warrick executed the within instrument for the purposes therein contained, and who further acknowledge that Vince Warrick is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of September, 2018.

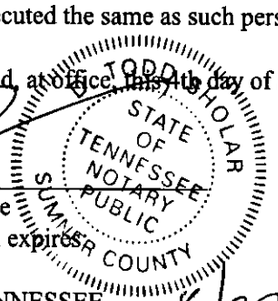
D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Signature
My commission expires: 8/27/

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 4th day of September, 2018, before me personally appeared Vincent Warrick, 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 4th day of September, 2018.

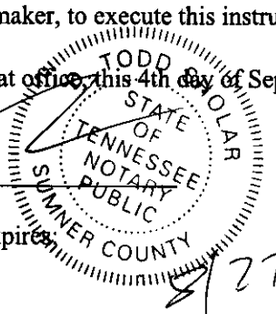


Notary Signature
My commission expires: 8/27/22

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 4th day of September, 2018, personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Vincent Warrick, as Attorney in Fact for Sarah Schumacher, with whom I am personally acquainted, and who acknowledged that Vincent Warrick executed the within instrument for the purposes therein contained, and who further acknowledge that Vincent Warrick is the Attorney in Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of September, 2018.

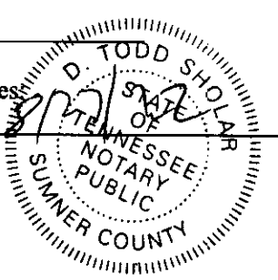


Notary Signature
My commission expires: 8/27/22

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 4th day of September, 2018, personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Vincent Warrick, as Attorney in Fact for Michael A. York, with whom I am personally acquainted, and who acknowledged that Vincent Warrick executed the within instrument for the purposes therein contained, and who further acknowledge that Vincent Warrick is the Attorney in Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of September, 2018.



Notary Signature
My commission expires: 8/27/22

PREPARED BY AND RETURN TO:

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