Karen Y Johnson Davidson County
Batch# 147932 DEEDWARR
10/02/2018 11:06:57 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20181002-0097651

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Elaine P. Williamson

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2018.

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 12-22
File No. G18-3232

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan L. Taylor (NAME)	New Owner ~~Farm Credit Mid-America FLCA~~ (NAME)	006-00-0-023
183 Angel Street (STREET ADDRESS)	" (STREET ADDRESS)	
Sandy, UT 84070 (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, **Leon Tunstall and Doris A. Tunstall, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan L. Taylor, a single man**, 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 Tract No. 10 on the unrecorded subdivision of the Myers property on Bakers Station Road in the 10th Civil District and described according to a survey by Odo E. Rhodes as follows:

Beginning at a point in the L & N Railroad right-of-way, a corner to Chappell; thence with said L & N Railroad right-of-way S 18 degrees E 145', more or less; to the corner of Tract No.9; thence with Tract No. 9 and crossing Bakers Station Road, S 78 degrees 30' W 863', more or less; to a point; thence along the rear line of Tract Nos. 9 and 8, S 29 degrees East 227', more of less; to the corner of Tract Nos. 8, 7 and 1; thence with Tract No. 1, S 78 degrees 30' W 200', more or less, to a point; thence N 73 degrees W 345', more or less to a point; thence N 1 degree W 932', more or less, to a point in center of road; thence following road N 79 degrees E 199', more or less to a point; thence continuing with road S 52 degrees 30' E 207', more or less; thence S 69 degrees 30' E 176', more or less; thence S 42 degrees 30' E 56' more or less; thence S 34 degrees 15' E 400', more or less; thence S 69 degrees E 32', more or less; thence with road to the center of a curve and continuing on N 72 degrees E 332' more or less, to the point of beginning, and containing 14.9 acres, more or less.

Being the same property conveyed to Leon Tunstall and wife, Doris A. Tunstall by Warranty Deed dated September 30, 1993 from National Credit Union Administration, as Conservator for Auto Glass Employees Federal Credit Union, recorded October 4, 1993, in Book 9103, Page 665, in the Register's Office of Davidson County, Tennessee. Doris A. Tunstall and Doris Ann Tunstall is one and the same person.

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

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 signature of Doris A. Tunstall is signed by her duly appointed Attorney-in-fact Alanna M. DePriest, pursuant to the Power of Attorney recorded in Instrument #_____, said Register's Office.

This is improved property, known as 2428 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 28th day of September, 2018.

Leon Tunstall

Doris A. Tunstall by Alanna DePriest, POA
Doris A. Tunstall by Alanna M. DePriest, his Attorney-In-Fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2018, before me personally appeared Leon Tunstall, 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 28th day of September, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Alanna M. DePriest, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she 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 28th day of September, 2018.

Notary Public
My Commission Expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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