Karen Y Johnson Davidson County
Batch# 154900 DEEDWARR
10/29/2018 03:52:06 PM 5 pgs
Fees: $28.00 Taxes: $925.00
20181029-0107071

GENERAL WARRANTY DEED

FROM: Danny R. Carpenter and Sara N. Carpenter, Grantors

TO: Cheryl Harris, Trustee, Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map Parcel Numbers:
Cheryl Harris, Trustee O'Neil, Hagaman, LLC 3310 West End Avenue, Suite 400 Nashville, Tennessee, 37203	New Owner	032-00-148

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Fifty Thousand and No/100 Dollars ($250,000.00).

Cheryl Harris
Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of October, 2018.

Tamela Bryan
Notary Public

TAMELA BRYAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

My Commission Expires: 11-3-20

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, DANNY R. CARPENTER and wife, SARA N. CARPENTER, (collectively, "Grantors"), have bargained and sold, and by these presents do transfer and convey unto CHERYL HARRIS, Trustee for the 8 Ten Farm Trust

("Grantee"), her successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 1426 Campbell Road in Goodlettsville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her successors and assigns, against the lawful claims of all persons whosoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 29th day of October, 2018.

DANNY R. CARPENTER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamela Bryan, a Notary Public of said County and State, DANNY R. CARPENTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 29th day of October, 2018.

Tamela Bryan
Notary Public

My Commission Expires: 11-3-20

TAMELA BRYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

SARA N. CARPENTER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamela Bryan, a Notary Public of said County and State, SARA N. CARPENTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 29th day of October, 2018.

Tamela Bryan
Notary Public

My Commission Expires: 11-3-20

TAMELA BRYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

EXHIBIT A

Property Description

SITUATED in the 10th Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the northerly margin of Campbell Road, said point being the southwest corner of herein described property; thence leaving said road margin, North 13 deg. 16' 0" East 634.50 feet; thence South 61 deg. 18' 59" East 300 feet; thence North 13 deg. 16' 01" East 190.00 feet; thence South 61 deg. 18' 59" East 174.77 feet; thence South 60 deg. West 222. 03 feet; thence South 86 deg. 41' 20" West 182.56 feet; thence South 02 deg. 11' 06" West 566.51 feet to a point in the northerly margin of Campbell Road; thence along said road margin, North 61 deg. 39' 34" West 238.12 feet to the point of beginning.

ALSO CONVEYED herein is a 20 foot wide ingress and egress easement along an existing road bed joining this property on the east side and being described as follows:

BEGINNING at a point in the northerly margin of road; thence North 02 deg. 11' 06" East 566.51 feet; thence North 86 deg. 41' 20" East 182.56 feet; thence North 60 deg. East 222.03 feet; thence in an easterly direction 20 feet; thence South 60 deg. West 222.03 feet; thence South 86 deg. 41' 20" West 182.56 feet; thence South 02 deg. 11' 06" West 566.51 feet to a point in the northerly margin of Campbell Road; thence west along said road margin to point of beginning.

BEING the same property conveyed to Danny R. Carpenter and Sara N. Carpenter by deed from Robert T. Reed, wife, Deborah G. Reed, and Estelle Ragan Camp of record as Instrument No. 20040802-0092193, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Davidson County Taxes for 2018 constitute a lien, but are not yet due and payable.

2. Matters shown on plan of in Book 6200, page 760, Register's Office, Davidson County, Tennessee.