Karen Y Johnson Davidson County
Batch# 178119 DEEDWARR
12/27/2018 09:13:32 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20181227-0125453

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Ira David Smith
Affiant

Subscribed and sworn to before me, this 21st day of December, 2018.

Notary Public:
My Commission Expires: 9/20/21

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Ira David Smith 1377 Campbell Road Goodletsville, TN 37072	New Owner	032-00-0-068.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William David Brinkley and Linda Sue Brinkley**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Ira David Smith, a married man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being part of a 50.34-acre tract of land conveyed to Arliss R. Bess and wife, Mildred G. Bess, by deeds of record in Book 2863, page 573, in Book 2909, page 378, and in Book 4025, page 593, Register's Office for said County, and described as Tract No. 1 according to a survey dated May, 1966, revised June, 1966, Job No. 66-298-A, by Parrish Engineers, Inc., as follows:

Beginning in the southerly margin of Campbell Road at an iron stake located at the north¬westerly corner of a 1.1-acre tract of land conveyed to Norma Jean Grissom by deed of record in Book 3998, page 773, and by instrument of correction of record in Book 4027, page 656, re-recorded in Book 4032, page 416, Register's Office for said County; thence, along the westerly line of Norma Jean Grissom, south 32° west 388.5 feet to an iron stake; thence, partly along the southerly line of Norma Jean Grissom, south 35° 36' east 314.3 feet to an iron stake; thence south 2° 45' east 267.7 feet to an iron stake in the southerly margin of said 50.34-acre tract; thence with the same north 86° 39' west 421.7 feet to an iron stake at the southeasterly corner of Tract No. 2 shown on said survey; thence, along the easterly line of Tract No. 2, north 16° 33' east 536.7 feet to an iron stake; thence, continuing with the easterly line of Tract No. 2, north 20° 54' east 465.3 feet to an iron stake in the southerly margin of Campbell Road; thence with the same southeastwardly 169.2 feet to the beginning, containing 4.4 acres, more or less.

BEING the same property conveyed to James D. Brinkley and wife, Sarah Jane Brinkley, by Installment Deed from Arliss R. Bess and wife, Mildred G. Bess, dated 6/17/1966 and recorded 7/12/1966 in Book 4034, Page 772, in the Register's Office of Davidson County, Tennessee. The said James D. Brinkley died on 4/04/11, leaving Sarah Jane Brinkley as the surviving tenant. Sarah Jane Brinkley died testate on 12/26/17 and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, under Docket No. 18P-549, she devised the subject property to her son, William David Brinkley. The said William David Brinkley having been appointed Executor of the Estate of Sarah Jane Locke Brinkley by Order filed 4/26/18, in the Probate Court for Davidson County, Tennessee.

The said Linda Sue Brinkley joins in the execution of this instrument to convey her interests, if any, in said property.

This conveyance is subject to:

Any inaccuracy in the area, square footage acreage of the land described in Schedule A. The Company does not insure the area, square footage or acreage of the land.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1377 Campbell Road, Goodlesttsville, 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(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, and assigns against the lawful claims of all persons whomsoever. Wherever 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 the 21st day of December, 2018.

William David Brinkley as Devisee of the last will and Testament for the Estate of Sarah Jane Locke Brinkley

William David Brinkley, as Devisee of the Last Will and Testament for the Estate of Sarah Jane Locke Brinkley

William David Brinkley, as Executor of the Estate of Sarah Jane Locke Brinkley

William David Brinkley, as Executor of the Estate of Sarah Jane Locke Brinkley

Linda Sue Brinkley

Linda Sue Brinkley

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William David Brinkley, with whom I am personally acquainted and who proved himself to the Devisee of the Last Will and Testament of the Estate of Sarah Jane Locke Brinkley, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of December, 2018.

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
Commission Expires: 9/20/21

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William David Brinkley, with whom I am personally acquainted and who proved himself to the Executor of the Sarah Jane Locke Brinkley Estate, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of December, 2018.

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
Commission Expires: 9/20/21

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Linda Sue Brinkley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2018.

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
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