AUBREY B. SALING

TO: *WARRANTY DEED*

DONALD GARRETT, ET UX

Karen Y Johnson Davidson County
Batch# 181418 DEEDWARR
01/08/2019 09:46:42 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20190108-0001933

THIS WARRANTY DEED OF REALTY, executed as of the 27th day of December, 2018, by Grantor, **AUBREY B. SALING, a single woman**, to Grantees, **DONALD BARRY GARRETT and wife, LOLA JEAN GARRETT**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever in fee simple, certain realty situated in the Third (3rd) Civil District of Davidson County, Tennessee, and bounded and described as follows:

> 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 the same property conveyed to Aubrey B. Saling, a single woman, from Vince Warrick, Executor of the Ila Dan Warrick Estate and Vincent Warrick, Sarah Schumacher, and Michael A. York by Warranty Deed dated September 4, 2018 and recorded on September 7, 2018 at 12:01 p.m. of record in Instrument Number 20180907-0088801, Register's Office of Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2018 taxes which are

prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

Aubrey B. Saling Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **AUBREY B. SALING**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of December, 2018

My Commission Expires: 9/20/2021

Notary Public

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Property Owners Name
and Mailing Address:

Donald Barry Garrett
Lola Jean Garrett
3009 Freeman Hollow Rd.
Goodlettsville, TN, 37072

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
3009 Freeman Hollow Rd.
Goodlettsville, TN, 37072

Map and Parcel No.
017-00-0-043.00

STATE OF TENNESSEE,
DAVIDSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$285,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant Patricia H. Westfield

Subscribed and sworn to before me this the **27th day of December, 2018.**

CHERYL MCQUAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-16-19

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172