STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,300.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2019.

_____
Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G18-3789

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 189364 **DEEDWARR**
01/29/2019 11:10:46 AM 2 pgs
Fees: $13.00 Taxes: $948.31
20190129-0008439

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kaleb J. Short and Christina F. Guy (NAME)	The Farmers Bank (NAME)	032-169
1365 Campbell Road (STREET ADDRESS)	2790 Highway 31 W (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	White House, TN 37188 (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, **Arliss Ray Bess Jr. and Nicole Caldwell Bess, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaleb J. Short and Christina F. Guy, husband and wife**, 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:

Tract One:
BEGININING at an iron pin in the northern right-of-way Campbell Road and being the northwest corner of this tract.

THENCE: with said right-of-way, with a curve having a delta angle of 19 deg 29 min 43 sec, a radius of 435.28' a tangent of 74.78' a chord bearing of S 77 deg 48 min 32 sec E, a chord length of 147.39' a length of 148.11 to an iron pin.

Thence: S 00 deg 32 min 40 sec E, 40.00' to an iron pin.
Thence: S 64 deg 37 min 00 sec E, 160.00' to an iron pin.
Thence: S 11 deg 04 min 09 sec E, 140.00' to an iron pin
Thence: S 00 deg 32 min 40 sec E, 554.79' to a new iron pin.
Thence: N 85 deg 59 min 09 sec W, 422.79' to an iron pin.
Thence: N 02 deg 58 min 48 sec W, 268.51' to an iron pin.
Thence: N 35 deg 56 min 52 sec W, 192.01' to an iron pin.
Thence: N 30 deg 34 min 59 sec E, 437.09' to the point of beginning containing 7.72 acres more or less.

Being part of the same property previously conveyed to Arliss Ray Bess, Jr., a single man by Warranty Deed, dated February 4, 1998 from Mildred G. Bess, an unmarried woman, recorded February 6, 1998 in Book 10785, Page 482, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Arliss Ray Bess, Jr, Trustee of the Mildred G. Bess Irrevocable Family Trust, dated April 10, 2015, by Quitclaim Deed dated July 2, 2018, from Arliss Ray Bess, Jr., Trustee of the Mildred G. Bess Irrevocable Family Trust, recorded August 30, 2018 in Instrument Number 20180830-0086062, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Arliss Ray Bess, Jr. by Quitclaim Deed dated July 2, 2018 from Arliss Ray Bess, Jr., Trustee of the Mildred G. Bess Irrevocable Family Trust, dated April 10, 2015, recorded August 30, 2018, in Instrument Number 20180830-0086063, in the Register's Office of Davidson County, Tennessee.

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

1. Subject to Ingress/Egress Easement of record in Book 7338, Page 600, Register's Office for Davidson County, Tennessee.

2. Subject to Metro Letter of record in Book 6319, Page 762, Register's Office for Davidson County, Tennessee.

The 2018 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.

This is improved property, known as 1365 Campbell 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 25th day of January, 2019.

Arliss Ray Bess Jr.

Nicole Caldwell Bess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of January, 2019, before me personally appeared Arliss Ray Bess Jr. and Nicole Caldwell Bess, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 25th day of January, 2019.

MICHAEL J. SER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

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