WARRANTY DEED  	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00. Sherry Hatch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2019. Georgette R Kennedy Notary Public MY COMMISSION EXPIRES: 03-08-21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Leah Gilliam and Ben Gilliam 0 Simpkins Road Whites Creek, TN 37189	**New Owner** **4712 Trousdale Drive** **Nashville, TN 37220**	030-00-0-087.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Marjorie K. Lane and Stacye Lane Stone, as to a one-half undivided interest, and Conn Hamlett, as to a one-half undivided interest, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Leah Gilliam and Ben Gilliam, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in the 14th Civil District of Davidson County, Tennessee, and being described according to a survey by John B. Rainey, Surveyor #823, dated April 4, 1978, and known as Job No. 77-410 as follows:

TRACT NO. 1: BEGINNING at a point in the center line of Simpkins Road, said point of beginning being the southeast corner of this tract and also being the southerly line of the B. M. Burnham, Jr., land; thence leaving Burnhain's line with the center of said Simpkins Road S51°08'54 "E, 280. 73 to a spike in the center of said road; thence leaving the center of said road N57°06'10"E passing an iron pin at approximately 20 feet in all 1081.83 feet to an iron pin in the line of the S. T. Richardson Land; thence with said Richardson's line N69°34'09"W, 190.08 feet to an iron pin; thence leaving Richardson line and with the southerly line of the B. M. Burnharn's, Jr. land S63°16'15"W passing an iron pin at 1042.38 feet in all 1062.38 feet to the point of beginning, containing 5.01 acres, more or less.

Karen Johnson Davidson County
Batch# 201326 **DEEDWARR**
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Fees: $13.00 Taxes: $203.50
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TRACT NO. 2: BEGINNING at a spike in the center of Simpkins Road, said spike being the southeast corner of this tract; thence with the center of said Road S51°08'54 "E, 106.61 feet to a point; thence continuing with the center of said road S55°16'45"E, 122.32 feet to a point; thence continuing with the center of said road S60°32'01"E, 19.07 feet to a spike in the center of said road; thence leaving the center of said Road N53°27'34"E, passing an iron pin at 20 feet in all 1114.72 feet to an iron pin in the line of S. T. Richardson Land; thence with Richardson line N69°34'09"W, 200 feet to an iron pin at 1061.83 feet in all 1081.83 feet to the point of beginning, containing 5.03 acres, more or less.

Being a part of the same property conveyed to Abagail A. Pollock, unmarried and Conn Hamlett, married, as to a one-half undivided interest each by Warranty Deed dated 09/21/1992 from James Dwight Brewer and wife, Deborah L. Brewer of record in Book 8736, Page 104, Register's Office for Davidson County, Tennessee. The said Abagail A. Pollock died testate on November 18, 2015 devising subject property to Marjorie K. Lane and Stacye Lane Stone as evidenced by the Last Will and Testament of Abagail A. Pollock, deceased filed in Docket No. 15P1939, in the Probate Court Clerk's Office for Davidson County.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property know as: 0 Simpkins Road, Whites Creek, TN 37189

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. 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 28th day of February, 2019.

Marjorie K. Lane

Stacye Lane Stone

Conn Hamlett

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Marjorie K. Lane, Stacye Lane Stone and Conn Hamlett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2019.

Notary Public
My Commission Expires: 10/3/21

