Name and Address of New Owner:
David Lavely and Kelly Lavely
1000 Due West Valley Dr.
Madison, TN 37115

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 051-05-0-020.00

Karen Johnson Davidson County
Batch# 234176 DEEDWARR
05/23/2019 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20190523-0049040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael W. Rhule and Jerilee Rhule, f/k/a Jerilee Wiggs, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Lavely and Kelly Lavely, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being described by a survey prepared by John B. Bates, Surveyor, as follows:

Beginning at an iron pin at a point 465.0 feet from the northeasterly corner of the property belonging to Idella Adams of record in Book 2105, Page 169, said Register's Office, at the southerly margin of a 20 foot strip reserved for roadway purposes; thence South 9 deg. 46' East 338.0 feet to an iron pin; thence South 9 deg. 46' East 370.0 feet with an existing fence line at an iron pin in a fence corner; thence N 88 deg. 53' West 379.04 feet with the fence line to an iron pin; thence North 10 deg. West 699.0 feet to an iron pin; thence South 88 deg. 53' East 379.04 feet to the point of beginning, containing 6.10 acres, more or less.

TOGETHER with an easement for ingress and egress to the aforedescribed property over and across the following described property. Beginning at a point in the northwesterly corner of the property belonging to Idella Adams of record in Book 2105, Page 169; thence South 10 deg. East 300.0 feet to a point; thence South 10 deg. East 156.97 feet to an iron pin, being the northwesterly corner of the above conveyed tract; thence South 88 deg. 53' East 50 feet to an iron pin; thence North 10 deg. 59' East 356.97 feet to a point; thence North 10 deg. 59' West 80.00 feet to a point in the southerly margin of a 20 foot strip reserved for roadway purposes; thence South 86 deg. West 50.0 feet to the point of beginning.

Being the same property conveyed to Michael W. Rhule and Jerilee Wiggs, as joint tenants with right of survivorship by Warranty deed from Frances Elizabeth Bandy, unmarried of record in Book 9834, page 944, Register's Office for Davidson County, Tennessee, dated June 19, 1995 and recorded on October 23, 1995. The said Michael W. Rhule and Jerille Wiggs have since married each other and Jerilee Wiggs is n/k/a Jerilee Rhule.

Being improved property also known as 1000 Due West Valley Drive, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of May, 2019.

(SEAL)
Michael W. Rhule

(SEAL)
Jerilee Rhule

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2019, before me personally appeared Michael W. Rhule and Jerilee Rhule, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of May, 2019.

Notary Signature
My commission expires: 3/8/21

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 23rd day of May, 2019.

Notary Public
My commission expires: 3/8/21
File No. 2019-257

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

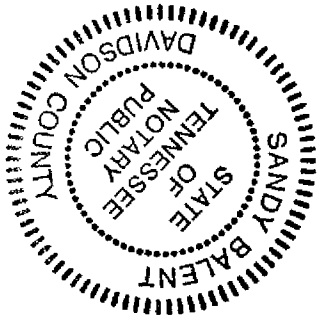
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).