Karen Johnson Davidson County
Batch# 278053 DEEDWARR
08/30/2019 01:22:49 PM 5 pgs
Fees: $28.00 Taxes: $1,036.00
20190830-0087914

GENERAL WARRANTY DEED

FROM: James T. Rineheart and Sandra Lee Rinehart, Grantors

TO: Cheryl Harris, Trustee, Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map Parcel Numbers:
Cheryl Harris, Trustee O'Neil, Hagaman, LLC 3310 West End Avenue, Suite 400 Nashville, Tennessee, 37203	New Owner	025-00-0-043.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Eighty Thousand and No/100 Dollars ($280,000.00).

Cheryl Harris Trustee
Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of August, 2019.

DANA G. DENNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 7, 2023

Dana G. Dennis
Notary Public

My Commission Expires: March 7, 2023

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, JAMES T. RINEHEART and wife, SANDRA LEE RINEHEART, (collectively, "Grantors"), have bargained and sold, and by these presents do transfer and convey unto CHERYL HARRIS, Trustee for the Hills Hollow Trust

("Grantee"), her successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 342 Dry Creek Road in Goodlettsville, Davidson County, Tennessee 37202.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her successors and assigns, against the lawful claims of all persons whosoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 29 day of August 2019.

James T. Rineheart

JAMES T. RINEHEART

STATE OF OKLAHOMA)
)
COUNTY OF Tulsa)

Personally appeared before me, MARY E. AUBUCHON, a Notary Public of said County and State, JAMES T. RINEHEART, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Tulsa, Oklahoma, this 29th day of August, 2019.

Mary E. Aubuchon

Notary Public

My Commission Expires: 11-11-20

MARY E. AUBUCHON
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES NOV. 11, 2020
COMMISSION #08011161

SANDRA LEE RINEHEART

STATE OF OKLAHOMA)
)
COUNTY OF Tulsa)

Personally appeared before me, MARY E. AUBUCHON, a Notary Public of said County and State, SANDRA LEE RINEHEART, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Tulsa, Oklahoma, this 29th day of August, 2019.

Notary Public

My Commission Expires: 11-11-20

MARY E. AUBUCHON
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES NOV. 11, 2020
COMMISSION #08011161

EXHIBIT A

Property Description

Land in the 10th Civil District of Davidson County, Tennessee, being the northeast 5 Y2 acres, more or less, of the James L. Stockton 40.62 acres tract, described according to a loan survey by T. R. Sanford, Surveyor, dated October 5, 1960, as follows:

Beginning at a corner fence post at the Northeast corner of a tract of land which contains 40.62 acres, more or less and conveyed to James L. Stockton and wife, Martha K. Stockton by deed of record in Book 2084, page 125, Register's Office for said County; thence, North 63 degrees 10' West 220 feet to an iron pin; thence, North 3 degrees East and crossing Dry Creek 65.8 feet to a spike in the center of Dry Creek Road; thence, with the center of said road North 51 degrees West 40 feet to a spike; North 44 degrees West 62 feet to a spike; thence, South 34 degrees 12; West and crossing Dry Creek, 61 feet to an iron pin; thence, North 88 degrees 10' West 75 feet to a spike in a Bodock Tree; thence, South 22 degrees 3' West 233.6 feet to an iron pin; thence, South 23 degrees 55 feet East 605.5 feet to an iron pin; thence, North 70 degrees 5' East 194 feet to a stake in an old fence line; thence, North 4 degrees East along said fence line 515 feet to the point of beginning.

Being the same property conveyed to James T. Rineheart and Sandra Lee Rineheart by Warranty Deed from Eugene Spears and Elizabeth F. Spears of record as instrument No. 20160707-0069325, Davidson County Register of Deeds.

EXHIBIT B

Encumbrances

1. Taxes for 2019 constitute a lien, but are not yet due and payable.

2. The right of way for Dry Creek Road.

3. The rights of upper and lower riparian owners in and to the waters of Dry Creek and the natural flow thereof.