Karen Johnson Davidson County
Batch# 330736 DEEDWARR
12/17/2019 08:56:33 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20191217-0129905

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
TERRY F. FLATT KIMBERLY L. FLATT 1536 Drakes Creek Road Hendersonville, Tennessee 37075	Same	026-00-0-058.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AUDRIE LEE GREEN, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto the said **TERRY F. FLATT AND KIMBERLY L. FLATT, Husband and Wife,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the northwesterly margin of Gallatin Pike, said point being the north easterly point of property conveyed to Buford L. Wright, et ux, of record in book 2636, page 56, R.O.D.C. Tennessee, thence north 11° 22' west 1109 ft. to a point in the TVA Transmission line easement; thence north 80° 38' east 200 ft. to an iron pin; thence so. 11° 22' east 626 ft. to an iron pin; thence south 85° 32' west 100 ft. to an iron pin; thence south 11° 22' east 500 ft. to an iron pin at the margin of Gallatin Pike; thence south west along the margin of said Pike 100 ft. to the point of beginning.

Being the same property conveyed to W. H. Green and wife, Audrie Lee Green, by Warranty Deed from Buford L. Wright and wife, Mary H. Wright, dated March 14, 1961, of record in Book 3186, Page 421, Register's Office for Davidson County, Tennessee. The said W. H. Green died on or about April 10, 1977, leaving Audrie Lee Green as the surviving tenant by the entirety.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof described in the deed of record in Book 7523, page 889, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$425,000.00**.

Subscribed and sworn to before me
this 12th day of December, 2019.
My Commission Expires: _____

Affiant

Notary Public

JUDY CALLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES FEBRUARY 25, 2020

This is improved property located at 2364 Gallatin Pike North, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 hand this 12 day of December, 2019.

Audrie Lee Green

AUDRIE LEE GREEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **AUDRIE LEE GREEN**, the within named bargainor, 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 official seal at Goodlettsville, Tennessee, this the 12 day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY