Karen Johnson Davidson County Batch# 638159 **DEEDWARR** 05/18/2021 10:37:31 AM 2 pgs Fees: $13.00 Taxes: $1,054.50 20210518-0066783	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $285,000.00 Affiant Subscribed and sworn to before me, this 3rd day of May 2021. Notary Public My commission expires:

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Steven Scott Haley **Jill Anne Haley** **Steven Ray Haley**	Steven Scott Haley	05500002900
505 Spinnaker Ct	505 Spinnaker Ct	
Smyrna TN 37167	Smyrna TN 37167	

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 HEREBY ACKNOWLEDGE, WE,

Wilton C. DePriest and Gayle F. DePriest (AKA Linda Gayle DePriest), husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Scott Haley and Jill Anne Haley, husband and wife and Steven Ray Haley, an unmarried man

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:

Land in Davidson County, Tennessee, beginning at an iron rod being the northeast corner of the Rohrer Cemetery property as of record in Deed Book 3256, Page 35, Register's Office for Davidson County, Tennessee, and being on the Southern right of way of Bull Run road; thence with said right of way, N 62 deg. 51' 42" E a distance of 495.82 feet to an iron rod, being a common corner with the Dozier property as of record in Deed Book 4596, Page 989, Register's Office for Davidson County, Tennessee; thence S 20 deg. 32' 23" E, a distance of 858.93 feet to an iron rod, being a common corner with the Parker property as of record in Deed Book 5732, Page 525, Register's Office for Davidson County, Tennessee; thence S 89 deg. 13' 39" W a distance of 369.45 feet to an iron rod, being a common corner with Henshaw property as of record in Deed Book 5834, Page 749, Register's Office for Davidson County, Tennessee; thence S 04 deg. 04' 10" W a distance of 797.99 feet to an iron rod; thence N 12 deg. 57' 21" W a distance of 1,346.05 feet to an iron rod, being on the Southern property line of the Rohrer cemetery property; thence N 62 deg. 16' 59" E a distance of 6.30 feet to an iron rod, being the Southeast corner of the cemetery property; thence N 17 deg 31' 28" W distance of 67.54 feet to the POINT OF BEGINNING and containing therein 11.14 acres, more or less, or 485,468 square feet, more or less. All according to survey by Christie A. Jenkins, Tennessee Registered Land Surveyor No. 1719,5224 Central Pike Mt. Juliet, Tennessee, dated July 8, 2002.

Being the same property conveyec to Wilton C. DePriest and wife, Gayle F. DePriest, by Warranty Deed from Joseph S. Dozier and wife, Sherry J. Dozier, dated July 16, 2002, of record in Instrument No. 20020723-0088226, Register's Office for Davidson County, Tennessee. Oath is hereby made that Gayle F. DePriest and Linda Gayle DePriest are one and the same individual.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 0 Bull Run Road, Ashland City, TN 37015.

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 in 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.

Wilton C. DePriest, by his Attorney in Fact, Brent Galen DePriest Date: 4-30-2021

Wilton C. DePriest, by his Attorney in Fact, Brent Galen DePriest

Linda Gayle DePriest, by her Attorney in Fact, Brent Galen DePriest Date: 4-30-2021

Linda Gayle DePriest, by her Attorney in Fact, Brent Galen DePriest

STATE OF Florida

COUNTY OF Collier

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Brent Galen DePriest with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Wilton C. DePriest, and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book 583, Page 361, in said Register's Office.

Witness my hand, at office, this 30 day of April, 2021.

MATTHEW BOOHER
MY COMMISSION # GG228702
EXPIRES July 01, 2022

NOTARY PUBLIC

My Commission Expires: July 01, 2022

STATE OF Florida

COUNTY OF Collier

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Brent Galen DePriest with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Linda Gayle DePriest, and is authorized by her to execute this instrument on her behalf by virtue of a Power of Attorney recorded in Book 583, Page 365, in said Register's Office.

Witness my hand, at office, this 30 day of April, 2021.

NOTARY PUBLIC

MATTHEW BOOHER
MY COMMISSION # GG228702
EXPIRES July 01, 2022

My Commission Expires: July 01, 2022