Dolores Moulton, Register
Cheatham County Tennessee

Rec #:	168169	Instrument #:	129398
Rec'd:	15.00	Recorded	
State:	129.50	1/7/2011 at 9:50 AM	
Clerk:	1.00	in Record Book	
EDP:	2.00	371	
Total:	147.50	Pgs 61-63	

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110014352 DEEDWARR
Recvd: 03/10/11 08:30 3 pgs
Fees:17.00 Taxes:0.00

24596

20110310-0019001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

James M. Wilson
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6 DAY OF January, 2011.

(Affix Seal) Notary Public

My Commission Expires: My Commission Expires April 28, 2013

BRENDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James M. Wilson		Davidson County: Map 112, Parcel 108
8950 Old Charlotte Pike	SAME	Cheatham County: Part of Map 92 Parcel 7
Pegram, TN 37143		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE COUNTRY LIVING FOUNDATION,** a Tennessee non-profit corporation, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto **JAMES M. WILSON** and **JAMES M. WILSON, II,** as joint tenants with the common law right of survivorship, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land partly in CHEATHAM COUNTY and partly in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

FOR SAID LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED TO THIS WARRANTY DEED AND INCORPORATED HEREIN BY REFERENCE.

THE COUNTRY LIVING FOUNDATION is one and the same entity as COUNTRY LIVING FOUNDATION.

This conveyance is subject to the following:

a. Timber Deed of record in Book 175, Page 658, Register's Office for Cheatham County, Tennessee.
b. Utility Easement of record in Book 488, Page 715, Register's Office for Cheatham County, Tennessee.
c. Application for Greenbelt Assessment of record in Misc. Book 3, Page 282, Register's Office for Cheatham County, Tennessee.
d. Subject to all matters shown on the Plan of record in Plat Book 11, Page 41, Register's Office for Cheatham County, Tennessee.

This is (X) improved property known as off of Old Charlotte Pike, Pegram, Tennessee 37143.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successor and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hand this 6 day of January, 2011:

THE COUNTRY LIVING FOUNDATION:

By: _____
Craig M. Barnes, Director of Operations

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Craig M. Barnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Director of Operations of The Country Living Foundation, the within named bargainor, a Tennessee non-profit corporation, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office this 6 day of January, 2011.

_____
Notary Public

My commission expires: 4/28/2013

BRENDA FRANKS HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013

[redacted]

EXHIBIT A

COUNTRY LIVING FOUNDATION TO
JAMES M. WILSON
10.00 ACRES OFF OLD CHARLOTTE PIKE

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 92, ASSESSOR'S OFFICE AND LYING MAINLY IN THE 12th CIVIL DISTRICT OF CHEATHAM COUNTY, TENNESSEE. (PARTIALLY IN DAVIDSON COUNTY, TENNESSEE. LYING WEST OF OLD CHARLOTTE PIKE. BOUNDED IN GENERAL BY LOT 1 OF PEACEFUL ACRES, JAMES M. WILSON AND JAMES W. HATMAKER ON THE EAST; JAMES W. HATMAKER ON THE SOUTH; THE REMAINDER OF COUNTRY LIVING FOUNDATION PROPERTY ON THE WEST; JOHN W. WILLIAMS, JR. ON THE NORTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN, THE SOUTH WEST CORNER OF JAMES M. WILSON (REF. INSTRUMENT#20010919 PAGE 101594 R.O.D.C.) AND THE NORTH WEST CORNER OF JAMES W. HATMAKER (REF. DEED BOOK 6147 PAGE 151 R.O.D.C.) THENCE LEAVING WILSON AND WITH HATMAKER'S WEST LINE S02°40'38"W 58.82' TO AN EXISTING IRON PIN THE NORTH EAST CORNER OF JAMES W. HATMAKER'S ET AL PROPERTY (REF. DEED BOOK 5130 PAGE 751 R.O.D.C.); THENCE WITH HATMAKER'S SECOND TRACT S70°48'12"W (CROSSING THE DAVIDSON/CHEATHAM COUNTY LINE AT APPROXIMATELY 220' INTO CHEATHAM COUNTY) 625.93' TO AN IRON PIN SET (LOCATED N70°48'12"E 82.00' FROM AN EXISTING 18" REBAR, HATMAKER'S NORTH WEST CORNER); THENCE LEAVING HATMAKER'S NORTH LINE AND WITH A NEW LINE SEVERING THE COUNTRY LIVING FOUNDATION'S PROPERTY N01°24'48"E 863.03' TO AN IRON PIN SET IN THE SOUTH LINE OF JOHN. W. WILLIAMS, JR. PROPERTY (REF. DEED BOOK 184 PAGE 500 R.O.C.C.); THENCE WITH WILLIAMS' SOUTH LINE S86°41'12"E 586.19' TO AN EXISTING IRON PIN, THE NORTH WEST CORNER OF LOT 1 OF PEACEFUL ACRES (REF. PLATBOOK 6050 PAGE 412 R.O.D.C.); THENCE LEAVING WILLIAMS AND WITH SAID LOT 1'S WEST LINE S01°35'33"W 126.19' TO AN EXISTING IRON PIN, THE NORTH WEST CORNER OF THE AFOREMENTIONED JAMES M. WILSON; THENCE LEAVING LOT 1 AND WITH WILSON'S WEST LINE S01°11'32"W 438.28' TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES, MORE OR LESS, AND BEING A PORTION OF COUNTRY LIVING FOUNDATION PROPERTY AS RECORDED IN DEED BOOK 93 PAGE 435 AND REFERENCED IN COUNTRY LIVING FOUNDATION PLAT IN PLAT BOOK 11 PAGE 41 REGISTER'S OFFICE OF CHEATHAM COUNTY, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED NOVEMBER 01, 2010.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORDS AND TO THE FINDINGS OF A TITLE REPORT.



TAI