BILL GARRETT, Davidson County
Trans:T20120037953 DEEDWARR
Recvd: 05/23/12 11:56 3 pgs
Fees:18.00 Taxes:240.50
20120523-0044735

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $ 65,000.00 (Sixty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of April, 2012.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Perry A. Carlson and Andrea M. Carlson 1306 Spring Creek Drive Nashville, TN 37209	Same as new owner	16900004300

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **THE MARY B. JOHNSON REVOCABLE LIVING TRUST AGREEMENT DATED SEPTEMBER 14, 2007 by JAMES W. MORRIS TRUSTEE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PERRY A. CARLSON AND WIFE ANDREA M. CARLSON,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	( ) IMPROVED (X) UNIMPROVED	Property known as: **8848 HESTER BEASLEY ROAD** **NASHVILLE,TN37221**

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 we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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, this 30th day of April, 2012

The Mary B. Johnson Revocable Living Trust Agreement dated, September 14, 2007

BY: _____
James W. Morris, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of April, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James W. Morris** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the **Trustee** of **The Mary B. Johnson Revocable Living Trust Agreement dated September 14, 2007**, the within named bargainor, a Trust, and that as such Trustee being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **James W. Morris** as such Trustee .

Witness my hand and official seal on this the 30th day of April, 2012.

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Title No.: 2012032401

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Being a tract of land in the 35th. Councilmanic District of Davidson County, Tennessee, said property being part of the same property conveyed to James W. Morris and Margaret M. Campbell, as Co-Trustees of the Mary B. Johnson Revocable Living Trust Agreement, per Deed of Record in Deed Book No. 20100514, Page No. 37345 as recorded in the Register's Office of Davidson County, Tennessee. Said property being more particularly described as follows:

TRACT 3

Beginning at an iron rod set in the southeast margin of Hester Beasley Road at a distance of 25 feet from the center of said road, said point being a corner of Tract 2; thence leaving the southeast margin of Hester Beasley Road with boundary lines of Tract 2 on newly established lines to points as follows: South 42 deg. 25 min. 42 sec. East, 435.13 feet to an iron rod set; North 82 deg. 00 min. 50 sec. East, 624.59 feet to an iron rod set at a corner of Tract 1; thence with the south boundary line of Tract 1 North 82 deg. 00 min. 50 sec. East, 165.64 feet to an iron rod set in the west boundary line of the Bank of New York-Mellon property; thence along the west boundary line of the Bank of New York-Mellon and then the Lucien K. Helmke et ux property South 01 deg. 44 min. 13 sec. West, 291.10 feet to an existing iron rod in the north boundary line of the John H. Barnes et ux property; thence along boundary lines of the Barnes property to points as follows: South 81 deg. 59 min. 28 sec. West, 11.47 feet to an existing iron rod; South 00 deg. 39 min. 30 sec. East, 270.70 feet to an existing iron rod at the northeast corner of the Sheree H. Allen property; thence along the north boundary line of the Allen property South 88 deg. 13 min. 42 sec. West, 484.68 feet to an existing iron rod at the northeast corner of the Gregory A. Smith et ux property; thence along boundary lines of the Smith property to points as follows: South 88 deg. 13 min. 44 sec. West, 234.13 feet to an existing iron rod; North 12 deg. 12 min. 03 sec. East, 60.07 feet to an existing iron rod; South 88 deg. 24 min. 35 sec. West, 287.16 feet to an iron rod set at the southeast corner of Tract 4; thence with the east boundary line of Tract 4 on a newly established line North 25 deg. 16 min. 04 sec. West, 631.61 feet to an iron rod set in the southeast margin of Hester Beasley Road; thence along the southeast margin of Hester Beasley Road North 49 deg. 17 min. 53 sec. East, 268.24 feet to the point of beginning, containing 14.36 acres, more or less.

Being part of the same property conveyed to James W. Morris and Margaret M. Campbell, as Co-Trustees of the Mary B. Johnson Revocable Living Trust Agreement per Deed of record in Deed Instrument Number 20100514-0037345, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Registers Office for Davidson County, Tennessee.