State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2012.

Notary Public: Devon J. Sutherland
My Commission Expires: 11/20/12

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120061314 DEEDWARR
Recvd: 08/16/12 14:33 2 pgs
Fees:13.00 Taxes:3052.50

20120816-0073618

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills to:	Map/ Parcel:
J. Phillip Jones **6496 Lickton Pike,** **Goodlettsville, TN 37072**	**J. Phillip Jones** **1921 Normerle Drive** **Goodlettsville, TN 37072**	**012-00-0-115.00**

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Aaron T. Walker and wife, Robin M. Walker,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **J. Phillip Jones and wife, Vickie L. Jones,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 4 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

BEGINNING at an iron pin in the northerly margin of Lickton Pike, (said point being North 74 deg. 08 min. 09 sec. East 156.34 feet; thence North 74 deg. 41 min. 02 sec. East 200.70 feet to an iron pin; thence, North 77 deg. 03 min. 19 sec. East 148.07 feet to an iron pin; thence along a curve having a radius of 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42 deg. 53 min. 27 sec. from the southeasterly corner of the property of Carl Guthrie of record in Book 3886, Page 486, Register's Office for Davidson County, Tennessee); thence North 23 deg. 39 min. 13 sec. West 1302.87 feet to an iron pin; thence North 86 deg. 22 min. 18 sec. East 300.00 feet to an iron pin; thence, South 19 deg. 23 min. 46 sec. East 1256.65 feet to an iron pin in the northerly margin of Lickton Pike; thence in a westerly direction with said margin of said pike on a curve having a radius of 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42 deg. 53 min. 27 sec. for a distance of 196.11 feet to the point of beginning and containing 6.97 acres, more or less.

BEING the same property conveyed to Aaron T. Walker and wife, Robin M. Walker, by Warranty Deed from Terry Flatt and wife, Kim Flatt, dated November 22, 2004, recorded November 23, 2004, in Instrument Number 20041123-0140139, Register's Office for Davidson County, Tennessee.

INCLUDED BUT EXPRESSLY EXCLUDED FROM THE ABOVE LEGAL DESCRIPTION IS THE FOLLOWING:

BEING a tract of land in the 10th Civil District of Davidson County, Tennessee, and a portion of the property conveyed to Aaron T. Walker and wife, Robin M. Walker in Instrument Number 20041123-0140139, RODCT, More Accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC. NO. 1465, dated 4/17/09 as follows:

Beginning at a set iron pin in the northerly line of Aaron T. Walker in (Instrument No. 20041123-0140139 RODCT), said pin being located S 86 22' 18" W, 257.71' from an existing iron pin at a corner post, said existing pin being the most northeast corner of Aaron T. Walker in (Instrument No. 20041123-0140139 RODCT); Said set being the most northeast corner of herein described tract; Thence with a new line S 14 19' 28" E 245.23 to a set iron pin; Thence N 23 38' 53" W, 256.47' to a point, Thence N 86 22' 18" E, 42.29' to the point of beginning containing 0.117 acres.

BEING the same property conveyed to Alex Castiello and wife, Ruth Castiello by Warranty Deed from Aaron T. Walker and wife, Robin M. Walker, dated May 5, 2009, recorded May 22, 2009, in Instrument Number 20090522-0047293, Register's Office for Davidson County, Tennessee.

This property is subject to any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2012; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Restrictive Covenants of record in Book 6881, Page 986, Register's Office for Davidson County, Tennessee.

Easement for Joint Driveway, Bridge, Water Line and other Facilities set forth in the instrument recorded in Instrument Number 20041123-0140140, Register's Office for Davidson County, Tennessee.

Utility Line Easement to Metropolitan Davidson County Government set forth in the instrument recorded in Instrument Number 20050127-0010002, Register's Office for Davidson County, Tennessee..

Right-of-Way Easement to Davidson County set forth in the instrument recorded in Book 1634, Page 623, Register's Office for Davidson County, Tennessee.

Right-of-Way Easement to Southern Bell set forth in the instrument recorded in Book 1118, Page 463, Register's Office for Davidson County, Tennessee.

Any family burial grounds, cemeteries or other places of interment located on subject property.

Rights of others in and to the cemetery located on subject property and the rights of ingress and egress thereto.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 6496 Lickton Pike, Goodlettsville, TN 37072

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/~~our~~ hand(~~s~~) ~~this the 15th~~ day of August, 2012.

Aaron T. Walker

Robin M. Walker

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Aaron T. Walker and Robin M. Walker**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of August, 2012.

Commission Expires: 11/20/12

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075