BILL GARRETT, Davidson County
Trans:T20120076035 DEEDWARR
Recvd: 10/08/12 08:42 8 pgs
Fees:43.00 Taxes:8325.00
20121008-0091734

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14
24369-8

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Christy W. Ivey, Trustee of the WJM Trust U/A/D October 5, 2012 104 Woodmont Blvd, Ste 100 Nashville, TN 37205	New Owner	Map 144-00-0 Parcel 069-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Elizabeth Clark Rose Bivens, Anthony A. Rose, Jr., Miriam Michael Rose, and James Hunter Atkins, Sr., Trustee of The Mirita Johnston Rose Residuary Trust, for the benefit of Anthony Allen Rose, Jr., James Hunter Atkins, Sr. Trustee of the Mirita Johnston Rose Residuary Trust, for the benefit of Elizabeth Clark Rose, and James Hunter Atkins, Sr. Trustee of the Mirita Johnston Rose Residuary Trust, for the benefit of Miriam Michael Rose, hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christy W. Ivey, Trustee of the WJM Trust U/A/D October 5, 2012, hereinafter called the Grantee, her successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to Rita Rose-Blackburn by Deed dated January 6, 1995 from Henry P. Pendergrass of record in Book 9568, Page 24, Register's Office for Davidson County, Tennessee. The said Rita Rose-Blackburn later divorced and became known as Mirita Johnston Rose.

The said property was further conveyed by Quitclaim Deeds conveying varying interest from Mirita Johnston Rose, an unmarried person, to Elizabeth Clark Rose, a 3.33% interest, of record in Instrument No. 20060301-0023313, a 1% interest in Instrument No. 20060301-0023317, a 1% interest in Instrument No. 20060301-0023320, and a 1% interest in Instrument No. 20070108-0003076; to Anthony A. Rose, Jr., a 3.33% interest of record in Instrument No. 20060301-0023314, a 1% interest in Instrument No. 20060301-0023318, a 1% interest in Instrument No. 20060301-0023321, and a 1% interest in Instrument No. 20070108-0003077; to Miriam Michael Rose, a 3.33% interest of record in Instrument No. 20060301-0023315, a 1% interest in Instrument No. 20060301-0023319, a 1% interest in Instrument No. 20060301-0023322, and a 1% interest in Instrument No. 20070108-0003078, Register's Office of Davidson County, Tennessee. The conveyances described in this paragraph collectively conveyed an 18.99% interest.

The said Mirita Johnston Rose died on July 11, 2007 still owning an 81.01% interest (the "Remaining Interest"). The Last Will and Testament of Mirita Johnston Rose was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee under Case No. 07P-1106. A copy of said Will appears of record as Instrument No. 20070925-0114420, said Register's Office, and the Order Admitting Will to Probate appears of record as Instrument No. 20070925-0114419, Register's Office of Davidson County, Tennessee.

Pursuant to the said Will, the Remaining Interest was devised in trust to James Hunter Atkins, Sr. for the benefit of each of the deceased's surviving children. Such devise was confirmed by Executor's Quitclaim Deeds from Anthony Allen Rose, Sr., Executor of the Estate of Mirita Johnston Rose, deceased, to James Hunter Adkins, Sr., Trustee of The Mirita Johnston Rose Residuary Trust, for the benefit of Anthony Allen Rose, Jr., as to a 1/3 interest in the Remaining Interest, of record as Instrument No. 20070925-0114421, and to James Hunter Adkins, Sr. Trustee of the Mirita Johnston Rose Residuary Trust, for the benefit of Elizabeth Clark Rose, as to a 1/3 interest in the Remaining Interest, of record as Instrument No. 20070925-0114422, and to James Hunter Adkins, Sr. Trustee of the Mirita Johnston Rose Residuary Trust, for the benefit of Miriam Michael Rose, as to a 1/3 interest in the Remaining Interest, of record in Instrument No. 20070925-0114423, Register's Office of Davidson County, Tennessee.

On prior recorded deeds James Hunter Atkins, Sr., was shown incorrectly as James Hunter Adkins, Sr.

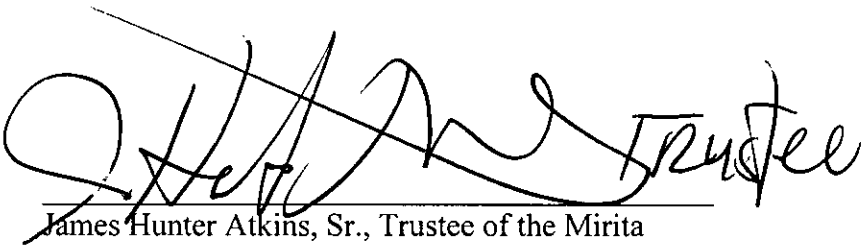
This improved property is also known as 6207 Hillsboro Pike, Nashville, TN 37215.

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, her successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantors do further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 5th day of October, 2012.

Elizabeth Clark Rose Bivens, Individually

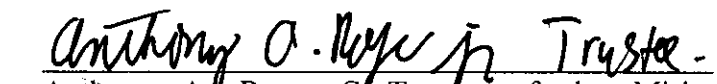
Elizabeth Clark Rose Bivens, Co-Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Elizabeth Clark Rose



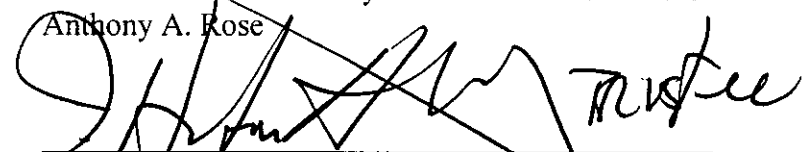
James Hunter Atkins, Sr., Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Elizabeth Clark Rose



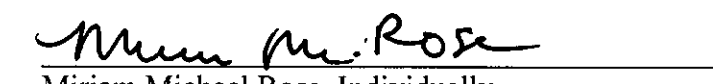
Anthony A. Rose, Jr., Individually



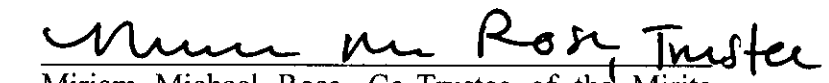
Anthony A. Rose, Co-Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Anthony A. Rose



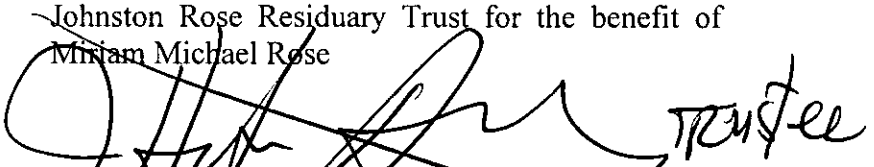
James Hunter Atkins, Sr., Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Anthony A. Rose



Miriam Michael Rose, Individually



Miriam Michael Rose, Co-Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Miriam Michael Rose



James Hunter Atkins, Sr., Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Miriam Michael Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Clark Rose Bivens, Anthony A. Rose, Jr., and Miriam Michael Rose, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee, this 5th day of October, 2012.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Clark Rose Bivens, Co-Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Elizabeth Clark Rose, the 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, at office in Nashville, Tennessee, this 5th day of October, 2012.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Hunter Atkins, Sr., Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Elizabeth Clark Rose, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee, this 5th day of October, 2012.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony A. Rose, Co-Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Anthony A. Rose, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee, this 5th day of October, 2012.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Hunter Atkins, Sr., Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Anthony A. Rose, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee, this 5th day of October, 2012.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miriam Michael Rose, Co-Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Miriam Michael Rose, the 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, at office in Nashville, Tennessee, this 5th day of October, 2012.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Hunter Atkins, Sr., Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Miriam Michael Rose, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee, this 5th day of October, 2012.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,250,000.00.

Affiant

Subscribed and sworn to before me this
5th day of October, 2012.

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/24/13

EXHIBIT "A"

Legal Description

Tract I:

Land lying in the Seventh Civil District of Davidson County, Tennessee, being more particularly described according to a survey by Turner Engineering Company, dated August 16, 1965, and further detailed on October 6, 1975, with all Book and Page references herein being to the records in the Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point at the Southwest corner of the property conveyed to James D. Martin and wife, Alice Martin, by deed of record in Book 261, page 391, and the Southeast corner of the property conveyed to James Martin by deed of record in Book 522, page 161; thence, leaving said dividing line North 83 deg. 28 min. West 98.20 feet to a point; thence, South 52 deg. 46 min. West 751.30 feet to a point; thence, South 87 deg. 12 min. West 105.10 feet to a point; thence, North 12 deg. 44 min. West 699.80 feet to a point, said point being in the Southwest corner of the property conveyed to Daniel R. Hightower et ux by deed of record in Book 4984, page 633; thence, with Hightower's southerly line South 89 deg. 01 min. 30 sec. East 289.0 feet to a point on the curving westerly margin of the terminus of a 50 foot private road; thence, northeasterly with said curve having a radius of 50 feet for a distance of 114.45 feet to the beginning of a curve to the left; thence, with said curve having a radius of 100 feet a distance of 58.58 feet to a tangent point; thence, South 81 deg. 26 min. 30 sec. East 213.00 feet to the beginning of a curve to the right; thence, with said curve having a radius of 1,683.9 feet, a distance of 303.69 feet to a point; thence, South 71 deg. 06 min. 30 sec. East 31.8 feet to a point being the Southeast corner of Hightower's property; thence, crossing said private road South 5 deg. 21 min. West a distance of 151.67 feet to the point of beginning.

Tract II:

A perpetual easement in and over an existing private roadway for ingress and egress from the above described property and Hillsboro Road, a part of which private road is included with the above described property and which private road is 50 feet in width except where it widens as it enters the cul-de-sac at its terminus, the center line of which is described with reference to the deeds of record in Book 4373, page 407, and Book 4983, page 633, as follows:

Beginning at a point in the Northwest margin of Hillsboro Road (a 100 foot right-of-way), said beginning point being South 30 deg. 11 min. West a distance of 140.6 feet from a concrete monument at the Southeast corner of Chickering Valley subdivision, of record in Book 2331, page 123; thence, from said beginning point, North 72 deg. 27 min. West a distance of 2,210.54 feet to a point of curve to the left; thence, along aid curve with a radius of 1,658.9 feet a distance of 299.18 feet to a point of tangency; thence, North 82 deg. 47 min. West a distance of 295.92 feet to the center of a 50-foot radius cul-de-sac. Said easement shall be deemed to run with the hereinabove described property and any part thereof contiguous to said private road, but said easement shall non-exclusive to the extent that is serves as access for ingress and egress to and from Hillsboro Road and other property contiguous to said private road. Said easement and private road lie upon and across a part of the property conveyed to J. B. Arlt, Jr. and Gentry Hale by deeds of record in Book 3966, page 604, and in Book 3999, page 576, and is the same easement conveyed by deeds of record in Book 4373, page 407, and in Book 4984, page 633, said Register's Office.

EXHIBIT "B"

Permitted Encumbrances

1. Taxes for the year 2013 and subsequent years, which are not yet due or payable.

2. Easement for a 16 foot road along the westerly and southerly margin of the property conveyed herein of record in Book 261, Page 391, Register's Office for Davidson County, Tennessee.

3. Agreement for an Easement for Water and Gas Lines of record in Book 4984, Page 630, and as amended by an Agreement of record in Book 5001, Page 782, said Register's Office.

4. Easement for a private road described in Book 5040, Page 280, and as described in Deed of record in Book 4373, Page 410, and in Book 4373, Page 407, and in Book 9568, Page 24; and further described and defined in the Deed of record in Book 4984, Page 633, Register's Office for Davidson County, Tennessee.