BILL GARRETT, Davidson County
Trans:T20130070196 DEEDWARR
Recvd: 08/14/13 16:12 4 pgs
Fees:23.00 Taxes:499.50
20130814-0085616

This Instrument Prepared by:
N. Courtney Hollins, Esq.
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me this 14th day of August, 2013.

Notary Public
My Commission Expires: March 7, 2017

N. COURTNEY HOLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
MJ&B Properties, LLC **101 Monchanin Drive** **Old Hickory, TN 37138-2154**	**Same as Owner**	**05302000200**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **CALEB B. PICKERING and STACEY M. PICKERING,** Grantors, have bargained and sold and do hereby transfer and convey unto **MJ&B Properties, LLC**, a Tennessee limited liability company, Grantee, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference, referred to as the "Property". The Property is improved located at 287 Martingale Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, his heirs, representatives, and assigns, forever.

AND Grantors covenant with the Grantee that they are lawfully seized and possessed of the Property in fee simple, that they have good right to sell and convey the same, that the same is unencumbered, and that Grantors covenant and bind themselves, their heirs, representatives, and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever, except for: (1) 2013 real estate taxes, which are being prorated at closing

and which are assumed by the Grantee; and (2) all matters appearing on the Plan of record in Plat Book 1424, Page 49, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 14th day of August, 2013.

CALEB B. PICKERING

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared CALEB B. PICKERING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of August, 2013.

Notary Public

My Commission expires: March 7, 2017

N. COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Stacey M. Pickering
STACEY M. PICKERING

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared STACEY M. PICKERING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of August, 2013.

N. Courtney Hollins
Notary Public

My Commission expires: March 7, 2017

N. COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being Lot No. 287, of Block 1 on the Plan of Part 1, CUMBERLAND TERRACE, as of record in Plat Book 1424, page 49, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to CALEB B. PICKERING and STACEY M. PICKERING, husband and wife, by deed from JOE M. GARRISON and GAYLE GARRISON, husband and wife, of record as Instrument No. 20070914-0110464, Register's Office of Davidson County, Tennessee.