STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Karen Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF July, 2014.

Kim Perry
Notary Public
MY COMMISSION EXPIRES: 3/20/17
File No. 14-9195D

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140056568 DEEDWARR
Recvd: 08/04/14 13:12 3 pgs
Fees:18.00 Taxes:2867.50
20140804-0069677

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin E. Dunn, married (NAME)	New Owner (NAME)	34-2-29
1815 Gallatin Pike (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **J.B.W. Family Partnership, a Tennessee Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin E. Dunn, married,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Tract No. 2: BEGINNING at a point on the easterly margin of Gallatin Road, being the southwest corner of the property conveyed to Ervin M. Entrekin, Trustee of record in Book 4558, page 445, Register's Office for Davidson County, Tennessee; thence with Entrekin's southerly line, South 48 deg. 22 min. East 300 feet more or less, to a point at the junction of Entrekin's westerly line; thence with Entrekin's westerly line South 30 deg. 30 min. West 130 feet, more or less to a point at the junction of Entrekin's southerly line; thence with Entrekin's southerly line South 48 deg. 22 min. East to a point in the junction of Entrekin's westerly line; thence with Entrekin's westerly line South 30 deg. 30 min. West 100 feet, more or less to a point in the northerly line in the property conveyed toWilliam K. Beasley, Trustee by James H. Craft and wife, Dorothy M. Craft by deed of record in Book 4286, page 199, the Register's Office of Davidson County, westerly with said line North 48 deg. 22 min. West 400 feet more or less to a point in the easterly margin of Gallatin Road; thence northerly with said road 235 feet, more or less to the point of beginning.

BEING a portion of the same property conveyed to J.B.W. Family Partnership from Dorothy Marie Craft (AKA Darthy Marie Craft), by Quit Claim Deed dated October 14, 1999, in Book 11721, Page 634, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

The 2013 taxes have been paid by the Grantee and all future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1815 Gallatin Pike, Madison, TN 37115.

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, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 my/our hand(s) this 30th day of July, 2014.

J.B.W. FAMILY PARTNERSHIP

By: _____ July 30, 2014
Barbara C. Jones, Partner Date

By: _____ July 30, 2014
James Craft, Jr., Partner Date

By: _____ July 30, 2014
William R. Craft, Partner Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Barbara C. Jones and James Craft, Jr., Partners for J.B.W. Family Partnership, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Partners of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of July, 2014.

My Commission Expires: 8.23.16

BRIAN L. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

_____
Notary Public

STATE OF Florida

COUNTY OF _____ }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named William R. Craft, Partner for J.B.W. Family Partnership, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Partner of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of July, 2014.

My Commission Expires: _____

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

This is improved property, known as 1815 Gallatin Pike, Madison, TN 37115.

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, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 my/our hand(s) this 30th day of July, 2014.

J.B.W. FAMILY PARTNERSHIP

By: _____ July 30, 2014
Barbara C. Jones, Partner Date

By: _____ July 30, 2014
James Craft, Jr., Partner Date

By: William R. Craft Partner July 30, 2014
William R. Craft, Partner Date

STATE OF Tennessee

COUNTY OF Davidson }

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Witness my hand, at office, this 30th day of July, 2014.

My Commission Expires:_____ _____
Notary Public

STATE OF Florida

COUNTY OF LEE }

DIANE KRATOCHVIL
MY COMMISSION # EE 034148
EXPIRES: February 12, 2015
Bonded Thru Notary Public Underwriters

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named William R. Craft, Partner for J.B.W. Family Partnership, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Partner of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of July, 2014.

Diane Kratochvil
NOTARY PUBLIC