THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***296,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20140085270 DEEDWARR
Recvd: 11/12/14 12:48 2 pgs
Fees:13.00 Taxes:1095.20
20141112-0104291

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 10th day of November, 2014.

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER

Bennett C. Thomas
4777 Lickton Pike
Whites Creek, Tennessee 37189

SEND TAX BILLS TO

Farmington Mortgage
2002 Richard Jones Rd
Nashville TN 37215

MAP & PARCEL NOS.

MAP 031-00-0
PARCEL 166.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Six Thousand and 00/100 Dollars ($***296,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Robert M. Britt and Melissa J. Britt, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Bennett C. Thomas and Patrick C. Parker, both unmarried, as tenants in common with right of survivorship, (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:

Land in the First Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated June 17, 2005, and known as Job No. 050076, as follows:

Beginning at an existing iron pin on the easterly margin of Lickton Pike, said point of beginning being the northwest corner of this tract and also being the southwest corner of the Thomas Champion property of record in Book 8563, page 383, R.O.D.C., TN; thence with Champion's line, S 71 deg. 04 min. 17 sec. E 229.69 feet to a point in a creek; thence with the centerline of the said Creek the following calls: N 00 deg. 56 min. 33 sec. E 98.47 feet to a point; thence N 16 deg. 26 min. 59 sec. E 149.70 feet to a point; thence N 67 deg. 31 min. 46 sec. E 222.16 feet to a point; thence N 53 deg. 53 min. 43 sec. E 73.08 feet to a point; thence N 37 deg. 00 min. 13 sec. E 167.84 feet to a point; thence N 63 deg. 17 min. 10 sec. E 132.58 feet to a point; thence leaving the center of said Creek, S 87 deg. 14 min. 45 sec. E 260.76 feet to an existing iron pin in the margin of Interstate Highway 24; thence with the margin of said Interstate Highway 24 and a curve to the left having a radius of 3024.78 feet and a long chord of 535.90 feet, said chord having a bearing of S 24 deg. 12 min. 46 sec. E a distance along the curve of 536.60 feet to an iron pin; thence leaving the margin of Interstate Highway 24, S 83 deg. 35 min. 22 sec. W 1015.22 feet to an iron pin set; thence N 85 deg. 37 min. 01 sec. W 213.94 feet to an iron pin set on the easterly margin of said Lickton Pike; thence with the margin of the said Pike, N 01 deg. 38 min. 02 sec. W 109.20 feet to the point of beginning, containing 9.49 acres, more or less.

Property being conveyed together with the benefit of a joint use ingress/egress easement as shown on the said survey and set forth in Easement and

Maintenance Agreement recorded as Instrument No. 20050823-0100318 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert M. Britt and wife, Melissa J. Britt, by Warranty Deed dated September 15, 2009, from Deborah Owen, unmarried, recorded as Instrument No. 20090918-0087232 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4777 Lickton Pike, Whites Creek, Tennessee 37189.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES 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 follows:

1. Real estate taxes for 2015 and all future years which have been assumed the Grantees herein. The current year taxes having been paid at closing and prorated between the parties herein.

2. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 10th day of November, 2014.

Robert M. Britt

Melissa J. Britt

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 Robert M. Britt and Melissa J. Britt, 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 and official seal this 10th day of November, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY