THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BILL GARRETT, Davidson County
Trans:T20140094403 DEEDWARR
Recvd: 12/17/14 11:23 3 pgs
Fees:17.00 Taxes:0.00
20141217-0115371

Patrick Smith, Register
Cheatham County Tennessee
Rec #: 192946
Rec'd: 15.00
State: 109.52
Clerk: 1.00
Other: 2.00
Total: 127.52
Instrument #: 159208
Recorded
12/12/2014 at 10:29 AM
in Record Book
493
Pgs 870-872

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $29,600.00.

James M. Wilson
Affiant

Subscribed and sworn to before me this the 11th day of December, 2014.

Notary Public

My Commission Expires: 10-28-2015

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
James M. Wilson, II and wife, Janet E. Wilson 8950 Old Charlotte Pike Pegram, Tennessee 37143	Same	Cheatham Map 092 Parcel 007.03 Davidson Map 112-00-0 Parcel 108.00

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 consideration the receipt of which is hereby acknowledged, **I, James M. Wilson,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **James M. Wilson, II and wife, Janet E. Wilson,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Cheatham and Davidson Counties, State of Tennessee, described as follows, to wit:

Land in Cheatham and Davidson County, Tennessee,

Being a tract of land as shown on Property Map 92, Assessor's Office and lying mainly in the 12th Civil District of Cheatham County, Tennessee (partially in Davidson County, Tennessee. Lying west of Old Charlotte Pike. Bounded in general by Lot 1 of Peaceful acres. James M. Wilson and James W. Hatmaker on the east; James W. Hatmaker on the south; the remainder of Country Living Foundation Property on the west; John W. Williams, Jr. on the north, more particularly described as follows:
Beginning at an existing iron pin, the south west corner of James M. Wilson (ref. Instrument#20010919 page 101594 R.O.D.C.) and the north. west corner of James W. Hatmaker (ref. Deed Book 6147 page 151. R.O.D.C.) thence leaving Wilson and with Hatmaker's west line. S02°40'38"W 58.82' to an existing iron pin the north east corner of James W. Hatmaker's et al property (ref. Deed Book 5130 Page 751 R.O.D.C.); thence with Hatmaker's second Tract S70°48'12"W (crossing the Davidson/Cheatham county line at approximately 220' into Cheatham County) 625.93' to an iron pin set (located N70°48'12"E 82.00' from an existing 18" rebar, Hatmaker's north west corner); thence leaving Hatmaker's north line and with a new line severing the Country Living Foundation's property N01°24'48"E 863.03' to an iron pin set in the south line of John. W. Williams, Jr. property (ref. Deed book 184 Page 500 R.O.C.C.); thence with Williams' south line S86°41'12"E 586.19' to an existing iron pin, the north west corner of Lot 1 of Peaceful Acres (ref. Platbook 6050 page 412 R.O.D.C.); thence leaving Williams and with said Lot l's west line S01°35'33"W 126.19' to an existing iron pin, the north west corner of the aforementioned James M. Wilson; thence leaving Lot 1 and with Wilson's west line S01°1 1 '32"W 438.28' to the point of beginning, containing 10.00 acres, more or less, and being a portion of Country Living Foundation property as recorded in Deed Book 93 Page 435 and referenced in Country Living Foundation plat in Plat Book 11 Page 41 Register's Office of Cheatham County, according to a survey by Randolph L. Chapdelaine R.L.S.1444, 7376 Walker Road, Fairview. Tennessee 37062 and dated November 01, 2010.

Also conveyed herewith is any and all interest in and to that grant of easement rights as set forth in Survey, Easement and Utility Book 2, Page

303, Register's Office for Cheatham County, Tennessee, and in Instrument No. 20110310-0019002, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said easement is further being identified graphically on Exhibit "A" hereto, 25 feet in width from Old Charlotte Pike upon Grantor's owned real property, Map 112-00-0, Parcel 110.00, as conveyed to him by deed of record in Instrument No. 20110803-0059816, Register's Office for Davidson County, Tennessee, together with grant an additional 25 foot easement in width, lying west of the rear lot line (Parcel 110.00) and continuing in a northerly direction to the tract of land herein conveyed; said new easement for ingress and egress to serve the Grantee's property is upon Map 112-00-0, Parcel 120.00 and as conveyed to him by Instrument No. 20111121-0090855, Register's Office for Davidson County, Tennessee.

Being the same property quitclaimed to James M. Wilson by Instrument No.. 20130703-0069338, Register's Office for Davidson County, Tennessee; and in Record Book 448, Page 465, Register's Office for Cheatham County, Tennessee.

The aforedescribed tract of land is not the principal place of residence of the Grantor.

Prepared upon information furnished by the parties, without the benefit of title examination, title insurance, new survey or closing thereupon.

This is unimproved property lying off of Old Charlotte Pike, Pegram, Tennessee 37143 and is situated in Davidson and Cheatham Counties, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES that I am 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 above, and I do further covenant and bind myself, my 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 hand this 11th day of December, 2014.

James M. Wilson
JAMES M. WILSON

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named James M. Wilson, 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.

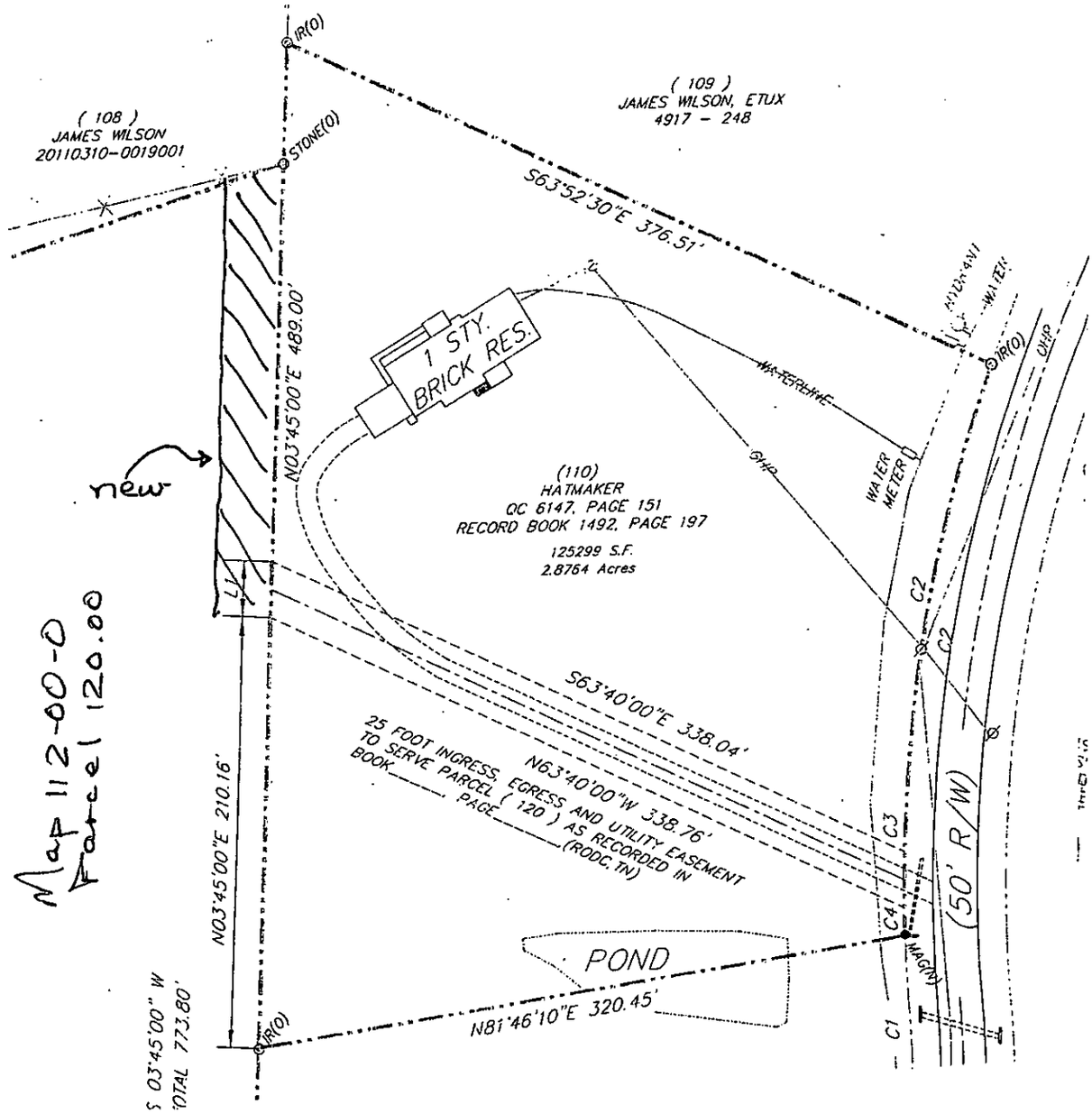
Witness my hand and seal at Nashville, Tennessee, this 11th day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

EXHIBIT "A"



JMW