BILL GARRETT, Davidson County
Trans:T20140095939 DEEDWARR
Recvd: 12/23/14 11:15 5 pgs
Fees:28.00 Taxes:647.50
20141223-0117339

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Wayne Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 2014.

Cari Allen
Notary Public
MY COMMISSION EXPIRES: 9-11-17
File No. 14-0452D

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 09-11-2017 DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Wayne Jones, unmarried (NAME)	New Owner (NAME)	26-13-2.02
350 Pleasant Green ~~Road~~ Drive (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (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, **Patricia A. Phillips, Scottie D. Fleming, Diana M. Westmeyer and David Allen Fleming, Individually and as Joint Successor Trustees of The David Ray Fleming and Nona Mai Fleming Revocable Living Trust Agreement**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wayne Jones, unmarried**, 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:

See Attached Exhibit A

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.

2. Trust Agreement of record in Instrument No. 200005080046482, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. 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 350 Pleasant Green ~~Road~~ Drive, Goodlettsville, TN 37072.

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 11 day of December, 2014.

THE DAVID RAY FLEMING AND NONA MAI FLEMING REVOCABLE LIVING TRUST AGREEMENT

By: Diana M. Westmeyer
DIANA M. WESTMEYER, Successor Trustee

December 11, 2014
Date

Diana M. Westmeyer
DIANA M. WESTMEYER

December 11, 2014
Date

STATE OF Florida

COUNTY OF Pinellas }

Personally appeared before me, the undersigned Diana M. Westmeyer, a Notary Public in and for said County and State, the within named Diana M. Westmeyer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

CHRISTINE D. TRIGONOPLOS
Notary Public - State of Florida
My Comm. Expires Jul 17, 2017
Commission # FF 037174

Witness my hand and official seal, this 11 day of December, 2014.

My Commission Expires: July 17 2017

Christine D Trigonoplos
Notary Public

STATE OF Florida

COUNTY OF Pinellas }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Diana M. Westmeyer, Successor Trustee of The David Ray Fleming and Nona Mai Fleming Revocable Living Trust Agreement, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Successor Trustee 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.

CHRISTINE D. TRIGONOPLOS
Notary Public - State of Florida
My Comm. Expires Jul 17, 2017
Commission # FF 037174

Witness my hand, at office, this 11 day of December, 2014.

My Commission Expires: July 17 2017

Christine D Trigonoplos
Notary Public

PREPARED BY AND RETURN TO:

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

Witness my/our hand(s) this 12th day of December, 2014.

PATRICIA PHILLIPS, SCOTTIE D. FLEMING, DIANA M. WESTMEYER AND DAVID ALLEN FLEMING, AS JOINT SUCCESSOR TRUSTEES OF THE DAVID RAY FLEMING AND NONA MAI FLEMING REVOCABLE LIVING TRUST AGREEMENT

By: Patricia A. Phillips, Successor Trustee and Individually — December 12, 2014
Patricia A. Phillips, Successor Trustee and Individually — Date

PATRICIA PHILLIPS, SCOTTIE D. FLEMING, DIANA M. WESTMEYER AND DAVID ALLEN FLEMING, AS JOINT SUCCESSOR TRUSTEES OF THE DAVID RAY FLEMING AND NONA MAI FLEMING REVOCABLE LIVING TRUST AGREEMENT

By: Scottie D. Fleming, Successor Trustee and Individually — December 12, 2014
Scottie D. Fleming, Successor Trustee and Individually — Date

PATRICIA PHILLIPS, SCOTTIE D. FLEMING, DIANA M. WESTMEYER AND DAVID ALLEN FLEMING, AS JOINT SUCCESSOR TRUSTEES OF THE DAVID RAY FLEMING AND NONA MAI FLEMING REVOCABLE LIVING TRUST AGREEMENT

By: David Allen Fleming, Successor Trustee and Individually — December 12, 2014
David Allen Fleming, Successor Trustee and Individually — Date

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 Patricia A. Phillips, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of December, 2014.

My Commission Expires: 9-11-17

Cari Allen
Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 09-11-2017 DAVIDSON 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 Scottie D. Fleming, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of December, 2014.

My Commission Expires: 9-11-17

Cari Allen
Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 09-11-2017 DAVIDSON 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 David Allen Fleming, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of December, 2014.

My Commission Expires: 9-11-17

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 09-11-2017 DAVIDSON COUNTY

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 Patricia A. Phillips, Scottie D. Fleming and David Allen Fleming, as Joint Successor Trustees of The David Ray Fleming and Nona Mai Fleming Revocable Living Trust Agreement, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Successor Trustee 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 12th day of December, 2014.

My Commission Expires: 9-11-17

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 09-11-2017 DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

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

EXHIBIT 'A'

LYING and situated in the 10th Civil District of said County, and described according to a survey made by Wm. Collier Parrish Associates Civil Engineers, February 3, 1964, as follows:

BEGINNING at an iron stake on the northerly margin of Pleasant Green Drive 125.67 feet southeastwardly from the southeast corner of the property conveyed to Wallace Carpenter and wife, by deed from W.C. Moncrief, Jr. and wife, of record in Book 3247, Page 559, Register's Office for said County; thence northwardly 265.9 feet to an iron stake; thence South 84 degrees 44 minutes East 105.8 feet to an iron stake; thence southwardly 265.6 feet to an iron stake on the northelry margin of said drive; thence with same North 85 degrees 17 minutes West 111 feet to the beginning.

BEING the same property conveyed by James D. Jones and wife Barbara B. Jones, to Charles R. Campbell and wife, Dorothy J. Campbell, by deed of record in Book 3950, Page 48 and corrected in Instrument No. 20141223-0117337, in the Register's Office for Davidson County, Tennessee. Said property further conveyed to The David Ray Fleming and Nona Mai Fleming Revocable Living Trust from David Ray Fleming and his wife, Nona Mai Fleming, by Quitclaim Deed dated September 17, 1998, in Book 11127, Page 133, in the Register's Office for Davidson County, Tennessee.

The said David Ray Fleming died on August 6, 2008.

The said Nona Mai Fleming died intestate on July 18, 2014, leaving her children, Patricia A. Phillips, Scottie D. Fleming and Diana M. Westmeyer as the only heirs at law of the said Nona Mai Fleming. For further reference, see Affidavit of Heirship filed of record in Instrument No. 20141223-0117338, Register's Office for Davidson County, Tennessee.

Also, Pursuant to The David Ray Fleming and Nona Mai Fleming Revocable Living Trust upon the end of the terms of the original Trustees, Patricia A. Phillips, Scottie D. Fleming, Diana M. Westmeyer and David Allen Fleming are designated as Joint Successor Trustees and therefore have the authority to sell subject property.