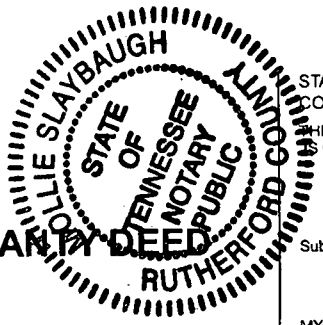


WARRANTY DEED

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 7TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-18-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl McFall, Jr. and wife, Twanda McFall	PrimeLending, a Plainscapital Company (NAME)	04800003400
4898 Clarksville Hwy (ADDRESS)	18111 Preston Road, Ste. 900 (ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Guardianship and Trusts Corporation, Conservator for Bobby Cole, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carl McFall, Jr. and wife, Twanda McFall, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE 14TH, FORMERLY THE 24TH, DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF HIGHWAY 112, 475 FEET FROM THE SOUTHWEST CORNER OF THE TRACT OF LAND OWNED BY W.H. (HERMAN) THOMPSON AND REECE THOMPSON, BEING THE SW CORNER OF THIS TRACT; THENCE LEAVING SAID HIGHWAY NORTH 35 DEG. EAST 300 FEET TO A POINT; THENCE SOUTH 55 DEG. EAST 200 FEET TO A POINT; THENCE SOUTH 35 DEG. WEST 300 FEET TO A POINT IN THE NORTHERLY MARGIN OF SAID US HIGHWAY 112; THENCE WITH THE MARGIN OF THE SAME NORTH 55 DEG. WEST 200 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BOBBY COLE, UNMARRIED, BY DEED FROM EARL THOMAS SMILEY, BOBBY E. SMILEY AND JOHN D. SMILEY, DEVISEES OF VERA COX SMITH, DECEASED, OF RECORD IN BOOK 7372, PAGE 373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY ORDERS OF THE SEVENTH CIRCUIT COURT PROBATE DIVISION FOR DAVIDSON COUNTY, TENNESSEE, IN THE CASE STYLED "IN RE: CONSERVATORSHIP OF BOBBY KENNETH COLE", DOCKET NO. 14P-1628, ENTERED 10/09/2014, 02/19/2015, 03/27/2015, AND 04/28/2015, THE COURT TRANSFERRED TO GUARDIANSHIP AND TRUSTS CORPORATION, CONSERVATOR, THE NAMED BOBBY KENNETH COLE TO DISPOSE OF PERSONAL PROPERTY AND REAL PROPERTY; DECLARED VOID AND OF NO EFFECT A QUITCLAIM DEED OF THE WITHIN PROPERTY FROM BOBBY KENNETH COLE TO PEGGY W. HARRISON AND JIMMY D. COLE OF RECORD AS INSTRUMENT 20130821-0088373; DIVESTED THE WITHIN PROPERTY FROM BOBBY KENNETH COLE A/K/A BOBBY COLE AND VESTED THE SAME IN GUARDIANSHIP AND TRUSTS CORPORATION, CONSERVATOR FOR BOBBY KENNETH COLE; AND RATIFIED THE SPECIFIC CONTRACT WITH CARL MCFALL AND TWANDA MCFALL BY WHICH THIS DEED IS GIVEN AND ORDERED THE CONSERVATOR TO EXECUTE A WARRANTY DEED BY WHICH TO CONSUMMATE THE SAME.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4898 Clarksville Highway, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20150036116 DEEDWARR
Recvd: 05/11/15 10:19 2 pgs
Fees: 13.00 Taxes: 499.50
20150511-0042780

WARRANTY DEED
(Continued)

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. Wherever 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 7th day of May, 2015.

Guardianship and Trusts Corporation,
Conservator for Bobby Kenneth Cole

By: _____
Paula W. Reed

Its: Consulting Guardian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Paula W. Reed, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the COO (or other officer authorized to execute the instrument) of Guardianship and Trusts Corporation, a State chartered trust corporation, the within named bargainor, and that as such COO, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the trust corporation as COO of Guardianship and Trusts Corporation, a State chartered trust corporation.

Witness my hand and official seal, at office, on this the 7th day of May, 2015.

Mary Birthright
Notary Public
My Commission Expires: 11-3-15

(SEAL)
MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072