THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033365**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,280,000.00. emily jones Affiant Subscribed and sworn to before me, this 24th day of April, 2015. Notary Public My Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
Commission Expires June 19, 2018

BILL GARRETT, Davidson County
Trans:T20150036281 DEEDWARR
Recvd: 05/11/15 14:09 2 pgs
Fees:13.00 Taxes:4736.00
20150511-0043012

WARRANTY DEED

Address New Owner: John Weaver 6040 South Mount Juliet Road Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 138-105.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shirley J. Beckham, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Dean Weaver, individually and as Trustee of the John Dean Weaver Revocable Trust, dated April 23, 2010, as amended and restated** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING located in Davidson County, Tennessee, on the east side of South Mt. Juliet Road, and being a portion of the property of record in Deed Book 5015, Page 289 and Deed Book 5680, Page 529, Register's Office, Davidson County, Tennessee. See Tax Map 138, Parcels 105.00, 124.00, and 125.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the east margin of South Mt. Juliet Road, same being the southwest corner of this tract and the northwest corner of Joel F. Thorneberry (DB 7139, PG 947, RODCT); thence with said margin North 08 degrees 45 minutes 48 seconds East 1363.78 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 01 degree 31 minutes 44 seconds, a radius of 1402.35 feet, a tangent length of 18.71 feet, and a chord of North 09 degrees 31 minutes 40 seconds East 37.42 feet; thence along said curve an arc length of 37.42 feet; thence South 79 degrees 42 minutes 28 seconds East 10.00 feet; thence along a curve proceeding clockwise, having a deflection angle of 12 degrees 28 minutes 16 seconds, a radius of 1392.35 feet, a tangent length of 152.13 feet, and a chord of North 16 degrees 31 minutes 40 seconds East 302.46 feet; thence along said curve an arc length of 303.06 feet; thence North 22 degrees 45 minutes 48 seconds East 90.63 feet to an iron rod in said margin; thence leaving road with line of George H. Smith (DB 6302, PG 213, RODCT) South 80 degrees 19 minutes 56 seconds East 1864.79 feet to an iron rod; thence with line of Tract #2 of the Beckham property (77.72 acres as per survey of same date) South 09 degrees 40 minutes 04 seconds West 1711.20 feet to an iron rod at a post; thence with line of Segroves Living Trust (IN #20110127-0007600, RODCT) North 80 degrees 39 minutes 17 seconds West 655.97 feet to an iron rod at a post; thence with line of Patricia N. Freeman (DB 6312, PG 485, RODCT) and Joel F. Thorneberry North 83 degrees 44 minutes 12 seconds West 1256.09 feet to the point of beginning containing 76.51 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated November 4, 2014.

BEING the same property conveyed to Robert J. Beckham and wife, Shirley J. Beckham by Warranty Deed from Commerce Union Bank dated 3/10/76 and recorded 4/14/76 in

Book 5015, Page 289; AND the property conveyed to Robert J. Beckham and wife, Shirley Jo Beckham, by Warranty Deed from Commerce Union Bank dated 11/17/80 and recorded 11/20/80 in Book 5680, Page 529, Register's Office for Davidson County, Tennessee. Robert J. Beckham having since died on November 11, 2013. Said property having transferred to Shirley Jo Beckham upon his death.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann 67-5-1001, et seq.

Application for Greenbelt Assessment - Agricultural recorded at Instrument No. 20030311-0032230.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.

This is improved property located at 6040 South Mount Juliet Road Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2015.

Shirley J. Beckham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shirley J. Beckham, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2015.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017