RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0288-20834

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-1005

BILL GARRETT, Davidson County
Trans:T20150064817 DEEDWARR
Recvd: 08/05/15 11:22 3 pgs
Fees:18.00 Taxes:4625.00
20150805-0077845

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2015

Notary Public
Commission Expires: 10/30/16

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sigsbee B. Jumper 4798 Lickton Pike Whites Creek, TN 37189	New Owner	031-00-0-021.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Linda F. O'Neal, 1/2 undivided interest, and Randy Randolph, 1/2 undivided interest

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sigsbee B. Jumper and Kathryn H. Jumper, husband and wife

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:

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT I:
Being in the 10th Civil District described according to a copy of a survey made December 28, 1951, by Lewis D. Justice, Surveyor, as follows:

BEGINNING at a point in the center line of Lickton Pike at R.K. Smith's southeast corner; thence with Smith's south line, north 71 deg. 45' west 825 feet to a point on the south bank of a small drain; thence north 58° 30' west 2343 feet to a point; thence leaving Smith's line, south 17° 35' west 165 feet to a point; thence south 24 deg. east 132 feet to a cedar on top of a ridge; thence south 56° 30' east 1207.8 feet along Wright's line, to a point on top of a ridge, and continuing with Wright's line, south 69° 30' east 330 feet to a black hickory; thence south 37° 45' east 376.2 feet to a planted stone, and continuing along Wright's line and along the northerly line of a tract conveyed to J. W. Petty and wife, by a deed of record in Book 1403, Page 50, Register's Office for said County, south 87 deg. 10' east 1109 feet to a point at an iron stake in the north line of said J. W. Petty tract; thence north 14° east 329.7 feet to an iron stake; thence south 64° 15' east 368.3 feet to a spike in the center line of Lickton Pike; thence with the center line of same, north 0° 30' west 63.1 feet to an iron stake at the point of beginning, containing 34.62 acres more or less.

TRACT II:
Being in the 10th Civil District, about 8 or 9 miles northwest of the City of Nashville, consisting of 81.74 acres more or less and described as follows:

BEGINNING at a stone, W.C. Smith's corner; running thence north 81 deg. west, crossing a County Road, in all 83.68 poles to a stone 1 pole north of a beech, Owen's corner; thence north 2-1/2° east 41.40 poles to a yellow-wood, hackberry and sugar tree; thence north 86-1/2 deg. west 97 poles to a stone and two beech pointers; thence south 3-1/2 deg. west 60 poles to a stake in Evans' northern boundary line; thence south 58-1/2°

east 129.60 poles to a stone; thence south 71-3/4 deg. east 50 poles to a culvert in said County Road; thence north 1 deg. west, with the center of said Road, 20.56 poles to a point in the center of said Road; thence south 76° east 19.36 poles; thence north 53 deg. east 12 poles to a stone; thence north 34-3/4° east 11.21 poles; thence north 18 deg. east 14 poles to a stone; thence north 8-1/2 deg. west 20 poles to a sycamore and thence north 37-1/2° west 19.66 poles to the beginning, containing 94.53 acres more or less.

EXCLUDED from the above tract, however, are four (4) tracts of land described as follows:

(1) BEGINNING in the center of said County Road at a point on the northern boundary line of said tract; thence north 81° west with said line, 410 feet; thence southerly and parallel with the center line of said Road, 100 feet; thence south 81 deg. east 410 feet to the center of said Road and thence northerly with the center of said Road, 100 feet to the beginning, containing 0.94 acres more or less.

(2) BEGINNING at a point in the center of said County Road in the southern boundary line of said tract lying east of said Road; thence south 76° east 285 feet; thence north 1 deg. west 100 feet; thence north 76° west 285 feet to the center of said Road; and thence south 1 deg. east with the center of said Road, 100 feet to the beginning, containing 0.65 acres, more or less.

(3) BEGINNING at a point in the center line of said County Road, 80.5 feet south of Smith's north corner at an iron pin; thence leaving said Road, south 80° 40' east 190 feet more or less to a point in White's Creek; thence with said Creek, south 37 deg. 30' east 13 poles more or less to a point; thence south 8° 30' east 20 poles; thence south 18° west 14 poles; thence south 34° 45' west 11.21 poles; thence south 53° west 12 poles; south 76° west 2.36 poles more or less to the southeast corner of Tract 2 herein above described that has been excluded; thence with the line of Tract No. 2 excluded, northerly 100 feet to a point; westerly 285 feet to the center line of Lickton Pike; thence with the center line of said Pike as follows: north 3° 45' east 100 feet; north 13° 45' east 100 feet; thence north 16° 20' east 100 feet; north 18° east 602.9 feet to the point of beginning, containing 11.2 acres more or less.

(4) Being described according to a survey made by Ralph W. C. Lambert, Surveyor, dated February 1, 1969, as follows:

BEGINNING at an iron pin in the easterly margin of Lickton Pike, in the northerly line of the property of L.C. Oakes; thence with the margin of said Pike, north 18° east 73.3 feet to an iron pin in the southerly right of way of an Access; thence with the same, south 81 deg. east 78 feet to an iron pin; thence south 17 deg. east 81.5 feet to an iron pin in Oakes' northerly line; thence with the same, north 80 deg. 40' west 125.3 feet to the point of beginning.

Also, INCLUDED in the above described property, but EXCLUDED therefrom is that property having been conveyed to Ernest Epley and wife, Louise Justice Epley by Quitclaim Deed from Homer L. Randolph and wife, Dolores Randolph in Book 4603, Page 115, in the Register's Office of Davidson County, Tennessee, described according to a survey of Ralph W.C. Lambert dated February 1, 1969, as follows:

Beginning at an iron pin being S. 81 deg. E. 78 feet from an iron stake in the easterly margin of Lickton Pike; t hence from said iron pin S. 17 deg. E. 81.5 feet to an iron pin; thence S. 80 deg. 40 min. E. 51.7 feet to the center of Whites Creek; thence with the center of Whites Creek N. 37 deg. 30 min. W. 80.5 feet, more or less; thence N. 81 deg. W. 57 feet to the point of beginning.

BEING the same property conveyed to Homer L. Randolph and wife, Dolores Randolph, by Warranty Deed from Ernest Epley and wife, Louise Justice Epley, dated 2/7/69 and recorded 2/10/69 in Book 4309, Page 278, in the Register's Office of Davidson County, Tennessee. The said Homer L. Randolph having further conveyed his interest in subject property to Dolores Randolph by Quitclaim Deed dated 6/22/90 and recorded 6/28/90 in Book 8141, Page 331, said Register's Office. The said Dolores Randolph having since died on July 8, 2011, thereby vesting subject property in her devisees and heirs at law, Randy Randolph and Linda F. O'Neal by her Last Will and Testament filed in Probate Case 11P-1094 in the Probate Court for Davidson County, Tennessee. The said Linda F. O'Neal having been appointed Executrix of the Estate of Carolyn D. Randolph by Order filed 7/20/11 in the Probate Court for Davidson County, Tennessee. The said Dolores Randolph and Carolyn D. Randolph are one and the same person. Subject property having been further conveyed to Linda F. O'Neal, a one-half undivided interest and Randy Randolph, a one-half undivided interest by Executrix's Quitclaim Deed from Linda F. O'Neal, Executrix of the Estate of Carolyn D. Randolph, dated 1/9/12 and recorded 1/9/12 in Instrument No. 20120109-0002436, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4798 Lickton Pike, Whites Creek, TN 37189.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of July, 2015.

Linda F. O'Neal

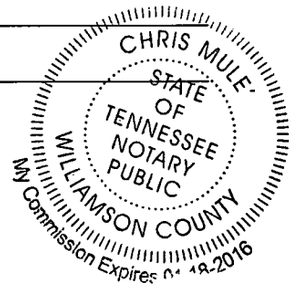
Randy Randolph

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Randy Randolph and Linda F. O'Neal** 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 at Brentwood, Tennessee this 30th day of July, 2015.

Notary Public
My Commission Expires: _____



(Notary Seal)