THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064528**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $100,000.00. Affiant Subscribed and sworn to before me, this 20th day of August, 2015. Notary Public My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150071775 DEEDWARR
Recvd: 08/25/15 09:06 2 pgs
Fees:13.00 Taxes:370.00
20150825-0085588

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mason Hunter and Bobby Hurt 715 GENERAL KERSHAW DR Old Hickory TN 37138-1011	New Owner Bobby Hurt 717 General Kershaw Dr Old Hickory, TN 37138	Tax Parcel ID No. 05416001700

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, **James Craig Fesmire, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mason Hunter and Bobby Hurt as tenants in common**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at a point at an iron pin in the Southwest corner of a tract owned by John H. Pearl, of record in Book 3101, Page 71, Register's Office for Davidson County, Tennessee; thence 140 feet, South 16° 21' West, along the Government Take Line of Old Hickory Lake to an iron pin in said Line; thence South 66° 30' East, 260 feet, more or less, to a point in the Westerly margin of General Kershaw Drive; thence in a Northerly direction 100 feet along the Westerly edge of said Drive to an iron pin; thence 237.5 feet in a Northwesterly direction along the Southerly line of John H. Pearl tract to point of beginning.

Being a portion of the same property conveyed to James Craig Fesmire by Quitclaim Deed from Carole S. Fesmire, Trustee of the Judith C. Siegrist Revocable Living Trust dated August 9, 1999, as amended, recorded on the 27th day of October, 2011 in Instrument No. 20111027-0083613, in the Register's Office of Davidson County, Tennessee.

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.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 167, Page 1.

Easement for the flow of the waters of the Old Hickory Lake, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Old Hickory Lake, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Old Hickory Lake.

This is improved property located at 715 GENERAL KERSHAW DR Old Hickory TN 37138-1011

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 20th day of August, 2015.

James Craig Fesmire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 20th day of August, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018