THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15095249

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $85,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2015.

Notary Public
My Commission Expires: _____

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2018

BILL GARRETT, Davidson County
Trans:T20150088445 DEEDWARR
Recvd: 10/16/15 15:00 2 pgs
Fees:13.00 Taxes:314.50
20151016-0105670

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Russell Humphrey LAVERGNE COUCHVILLE PIKE Antioch TN 37013	New Owner	Tax Parcel ID No. 16500013200

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, **John Clifton Cone, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Russell Humphrey, a married man and Michael Eppert, a married man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Beginning on an iron pin on the East margin of the LaVergne/Couchville Pike/Old Hickory Boulevard at the Southwest corner of T. Welch property and the Northwest corner of the herein described tract; thence leaving the right of way of said pike S 8057'35" E, 547.57' to a concrete Corps of Engineers Monument at the Southeast corner of Wesley Walden and Northeast corner of the herein described Tract #1, thence with the lands of the US of A S 0715'30" W, 424.80' to an iron pin set by a 20" oak in a fence, the Southeast corner of Tract #1 and the Northeast corner of Tract #2 of this survey; thence with the North lines of said tract number two, S 7210'51" W, 565.53' to an iron pin; thence N 4612'57" W, 504.39' to an iron pin on the East margin of LaVergne/Couchville Pike, thirty feet (30') East of the centerline of said pike, the Northwest corner of Tract #2 of this survey and the Southwest corner of the herein described tract; thence with the East margin of said pike N 5157'10" E, 531.47' to an iron pin; the point of beginning and containing 9.791 acres, more or less, according to a survey by Gaylon W. Northcutt, TN RLS #1529, dated December 19, 2001.

Being the same property conveyed to John Clifton Cone by Executor's Quitclaim Deed from Joe David Anderson, Sr., Executor of the Estate George Clifton Cone, recorded on the 10th day of January, 2014 in Instrument No. 20140110-0002643, 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, 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 LAVERGNE COUCHVILLE PIKE Antioch TN 37013

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 30th day of September, 2015.

John Clifton Cone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Clifton Cone, 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 30th day of September, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018