BILL GARRETT, Davidson County
Trans:T20150097871 DEEDWARR
Recvd: 11/17/15 16:06 5 pgs
Fees:28.00 Taxes:222.00
20151117-0116743

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
JERICHO PROPERTIES, LLC 1420 Donelson Pike Suite B-6 Nashville, TN 37217	SAME	162.00-0-025.000

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mitchell Whitson, an individual (the "Grantor"), has bargained and sold, and hereby transfers and conveys to JERICHO PROPERTIES, LLC, a Tennessee limited liability company, its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the improvements thereupon and all appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Said property is conveyed subject to and to all matters set forth on Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and representatives to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the 17th day of November, 2015.

GRANTOR:

MITCHELL WHITSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Mitchell Whitson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 16th day of November, 2015.

Notary Public

My commission expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $60,000.00.

Affiant, an authorized representative of Grantee

Sworn to and subscribed before me this 13 day of November, 2015.

Notary Public

My Commission Expires:

12/2/2015

A. HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit A

Legal Description of the Property

A tract of land in the 2nd, formerly 5th Civil District of Davidson County, Tennessee, in the Village of Antioch, and described according to a copy of a survey thereof, made by H. B. Fowlkes, Surveyor, in March, 1947, as follows:

Beginning at a point in the present northerly margin of the Antioch Pike, which is 30 feet north of the center line of the same, and which is in the right-of-way of the N. C. and St. L. Railroad; thence north 78 deg. 29' east, leaving said Pike, 36.5 feet to a cedar tree in the line of the H. R. Hayes property, being the old school lot; thence along the line of the same north 24 deg. east 146.5 feet to a point in the line of the land of Tim Johnson's heirs; thence with the line of the same north 69 deg. 30' west 37 feet to a point in a rock, being A. M. Jacobs corner; thence with Jacobs' line, south 48 deg. 55' west 170 feet to a stake set in the right-of-way of the N. C. and St. L. Railroad; thence down and through said right-of-way, south 36 deg. 28' east 42.6 feet to a point intersecting the north margin of the Antioch Pike; thence with the margin of the same south 79 deg. 53' east 43 feet to the point of beginning.

Being the same property conveyed to James U. Rust, IV an unmarried person and Mitchell Whitson, a married person, by deed from Patricia Ann Moss, an unmarried person, of record in Instrument No. 20031112-0165508, dated October 27, 2003, said Register's Office. James U. Rust, IV conveyed his interest to Mitchell Whitson in quitclaim deed of record in Instrument No. 20060519-0059339, date May 19, 2006, said Register's Office.

Exhibit B

Permitted Exceptions

1. Easement awarded to Quest Communications International, Inc. by Court Order of record in Instrument No. 20120228-0017172 of Register's Office of Davidson County, Tennessee.