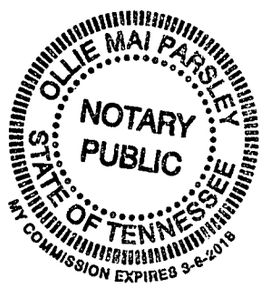
Box 29

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018



STATE OF TENNESSEE 19808
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 2015.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: James R. York	Send Tax Bills To: New Owner
(Name) 2228 Granny Wright Lane	(Name)
(Street Address or Route Number) Hermitage, TN 37076	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20150098511 DEEDWARR
Recvd: 11/19/15 12:39 2 pgs
Fees:13.00 Taxes:610.50
20151119-0117472

Map-Parcel Number(s): 12400000200

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, Danny Griffin and Mark Turner HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. York 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:

LAND in the 4th, formerly the 16th Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, May 21, 1954, as follows:

Beginning at a point in the center of Granny Wright Road at the southwest corner of the property conveyed to SG Workman by deed from Felix Z. Wilson and wife, of record in Book 821, page 405, Register's Office for said County; thence with Workman's southerly line, South 85 degrees East 550 feet to an iron pin; thence South 5 degrees West 240 feet to an iron pin; thence North 85 degrees West 550 feet to the center of said Granny Wright Road; thence with the center of said Road, North 5 degrees East 340 feet to the beginning, containing 4.29 acres, more or less.

A propety strip lying in eastern Davidson County, Tennessee, and bounded on the east, south and west by the remaining property of Glenn O'Connor of record in Deed Book 4415, page 398, and on the north by property belonging to T. R. O'Connor of record in Deed Book 11747, page 335, and more specifically described as follows:

Commencing on a PK nail in the center of Granny Wright Lane at the intersection of Pugh Road; thence with the center of Granny Wright Lane, North 9 degrees 30 minutes 9 seconds East, 514.71 feet to another PK nail at the southwest corner of TR O'Connor; thence with TR O'Connor's south line, 5.79 degrees 25 minutes 10 seconds East, 381.13 feet to an iron pin, the point of beginning of the herein described tract, thence South 79 degrees 25 minutes 10 seconds East, 170.46 feet to an iron pin at the southeast corner of TR O'Connor; thence North 88 degrees 31 minutes 56 seconds West, 69.18 feet to an iron pin; thence North 83 degrees 18 minutes 47 seconds West, 101.13 feet to an iron pin; thence North 6 degrees 33 minutes, 7 seconds East, 17.87 feet to an iron pin, the point of beginning and containing 0.042 acres (1,837.32 sq. ft.), more or less.

BEING the same property conveyed to Danny Griffin and Mark Turner by deed from Craig Hutchison, a married man, dated June 18, 2009, filed of record in Instrument No. 20090622-0058092, Register's Office for Davidson County, Tennessee.

The above described property is investment property and not the residence of either Grantor.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2228 Granny Wright Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness his/her/their hand(s) this 17th day of November, 2015.

Seller

Danny Griffin

Mark Turner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Danny Griffin and Mark Turner, the bargainor(s), 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 Nashville, Tennessee, this 17th day of November, 2015.

My commission expires 3/ 6/2018.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018