This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch PC
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2015-063

Davidson County DEEDWARR
Recvd: 12/16/15 13:42 4 pgs
Fees:23.00 Taxes:1387.50
20151216-0126567

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Jarrett Family Revocable Living Trust	(NAME) Same as new owner	Map & Parcel # 09410003400 (Parcel 1)
(STREET ADDRESS) 6207 River Oaks Court	(STREET ADDRESS)	Map & Parcel # 09410003500 (Parcel 2)
(CITY) (STATE) (ZIP) Brentwood TN 37027	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **REHORN & KELLY, INC., A TENNESSEE CORPORATION,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **JASON EDDIE JARRETT AND LINDI HOLMES JARRETT, TRUSTEES OF THE JARRETT FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED MARCH 10, 2015,** Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $375,000.00

Subscribed and sworn to before me this the 15th, day of December, 2015.

Affiant

My commission expires: 7/31/2017

Notary Public

KAY B. HOUSCH
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

This is improved property known as 1102 and 1104 Lebanon Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 15TH day of December, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

REHORN & KELLY, INC., A TENNESSEE CORPORATION

By: _____
Scott Kelly
Its: President

STATE OFTENNESSEE)
COUNTY OF DAVIDSON)

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, a Notary Public, in and for said County and State, **Scott Kelly**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of REHORN & KELLY, INC., a Tennessee corporation, the within named bargainor and is authorized as President to execute this instrument on behalf of the corporation.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2016.

_____
Notary Public
My Commission Expires: 4/3/2017

ENCUMBRANCES

1. 2016 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Easement for Construction & Maintenance of Sewer Service Line of record in Book 8549, page 946, Register's Office, Davidson County, Tennessee.
3. Subject to TVA transmission line easement and utility lines running across subject property & other matters shown on Boundary & Lease Survey by Jim C. Burke prepared by Wright & Assoc. dated 12/7/1989 and revised 5/7/1990.
4. Subject to Boundary Survey for Samuel R. Rehorn including location of public alley in Book 4409, page 629, Register's Office, Davidson County, Tennessee.
5. Subject to all matters shown on AS Built Survey by Thomas William Crow TN Reg. Land Surveyor #2758, dated 12/12/2015, including encroachment of building across property line on adjoining property currently owned by Grantees, and gravel areas and fences over property lines. Public Alley 2602 shown on the As Built Survey has been not accepted by Metropolitan Government of Nashville and Davidson County Tennessee and access thereto is subject to rights of property owners adjoining said alley until such time as it is accepted.
6. Sanitary Sewer Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee recorded in Book 5196, page 868, said Register's Office.
7. Subject to those Special Stipulations in the Commercial Purchase and Sale Agreement with a Binding Agreement Date of 10/08/2015, amended by Addendum 1 to Commercial Purchase and Sale Agreement, by and between Grantor and Grantee, which shall survive the closing and conveyance of the herein described property.

EXHIBIT "A"
LEGAL DESCRIPTION

Being land in the 19th Council District of Metropolitan Nashville and Davidson County, Tennessee and being more particularly described as follows according to an As Built Survey by Thomas William Crow, Tn Reg. Land Surveyor #2758 dated 12/12/2015 :

Beginning at iron pin in the northerly margin of Lebanon Pike, said iron pin being the southwesterly corner of the herein described tract, said point also being the southeasterly common corner of Creech, Book 8619, page 796 RODC, TN;

Thence, leaving said right of way and running with Creech N 09°08'55" E a distance of 164.20' to an iron pin in the southerly line of a 15' public alley;

Thence with said alley S 80°51'05" E a distance of 50.00' to an iron pin;

Thence N 09°08'55" E a distance of 15.00' to an iron pin, said iron pin being the southwesterly corner of Ledyard, Inst# 200901300008342 RODC, TN;

Thence S 63°06'57" E a distance of 147.00' to an iron pin, said iron pin being the northeasterly corner of Jarrett, Inst# 201504240036987 RODC, TN;

Thence with Jarrett the following three calls:

S 21°50'48" W a distance of 67.09' to a point;

S 70°31'28" E a distance of 137.63' to an iron pin;

S 19°30'41" W a distance of 76.02' to a point in an old stone wall, said point also being in the northerly right of way of Lebanon Pike;

Thence with the northerly right of way of Lebanon Pike the following four calls:

N 70°39'37" W a distance of 141.26' to a PK nail;

Thence S 22°14'11" W a distance of 20.03' to a PK nail;

Thence N 70°39'37" W a distance of 9.52' to a PK nail;

Thence with a curve turning to the left with an arc length of 145.94', with a radius of 3032.68', with a chord bearing of N 71°39'37" W, with a chord length of 145.93', back to the point of beginning and having an area of 0.933 acres (40,628.55 square feet) more or less.

Being part of the same property conveyed to Rehorn & Kelly, Inc., a Tennessee corporation by deeds recorded in Book 10325, page 355, Register's Office of Davidson County, Tennessee, and in Book 10616, page 563, said Register's Office.

True Copy Certification

I, Kay B. Housch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, KAY B HOUSCH, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2018
Notary' Seal (if on paper)

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018