This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of February, 2016, by and between Michael Thompson and Mary S Thompson, both unmarried, party of the first part, and Jason Wilkerson, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TN, BEING THE NORTHERLY PART AND THE SOUTHERLY PART OF TRACT NO. 3 ON THE UNRECORDED MAP OF THE PROPERTY KNOWN AS THE BRACEY FARM AND DESCRIBED PARTLY ACCORDING TO A SURVEY MADE BY STEPHEN A. DRAPER, SURVEYOR, DATED MAY 10, 1960, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF SPRINGFIELD HIGHWAY AT THE NORTHEASTERLY CORNER OF TRACT NO. 3 AND RUNNING THENCE WITH THE MARGIN OF SAID HIGHWAY SOUTHERLY 200 FT. TO AN IRON PIN; THENCE N 71 DEGREES 30' e 213.3 FT. TO AN IRON PIN; THENCE N 15 DEGREES 45' W 168 FT. TO AN IRON PIN; THENCE S 62 DEGREES 0' W 182 FT. TO AN IRON PIN TO THE POINT OF BEGINNING.

Being all or part of the same property conveyed to Michael Thompson and Mary S. Thompson by virtue of that certain Warranty Deed dated August 14, 2008, at Instrument No. 20080815-0084063 in the Register's Office of Davidson County, Tennessee.

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(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; 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(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Michael Thompson

Mary S Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael Thompson and Mary S Thompson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of February, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160010394 DEEDWARR
Recvd: 02/08/16 10:13 2 pgs
Fees:13.00 Taxes:392.20
20160208-0011742

Property Owner & Address: Jason Wilkerson

8125 Whites Creek Pike, Joelton, TN 37080

Tax Parcel No 00400004501

Property Address: 8225 Whites Creek Pike
Joelton, TN 37080

MAIL TAX BILLS TO: Jason Wilkerson

8125 Whites Creek Pike, Joelton, TN 37080

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $106,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Elaine C. Williamson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of February, 2016.

Notary Public

My Commission Expires: 08-20-19

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY