Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 5th day of February 2016.

Notary Public
My commission expires: 2/1/2019

BILL GARRETT, Davidson County
Trans:T20160011164 DEEDWARR
Recvd: 02/10/16 09:13 2 pgs
Fees:13.00 Taxes:1295.00
20160210-0012692

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Strategic Options International, LLC 2817 West End Avenue, Suite 126 NAshville, TN 37203-1453	same as new owner	086 000 0149.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Burma J. Shelton and Brenda B. Bradley, Trustees of The Beaty Family Trust, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Strategic Options International, LLC, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract 1 Beginning at a point in the center line of Dodson Chapel Rd 767 feet South of the Center line of Central Pike; thence easterly parallel to Central Pike, 115 feet to the southwest corner of Tract 2 hereinafter described; thence northerly along the west line of the same and parallel to the center line of Dodson Chapel Road 383.5 feet to a stone; thence westerly parallel to Central Pike, 115 feet to the center line of Dobson Chapel Road; thence with the center line of same southerly 383.5 feet to the beginning.

Tract 2 Beginning at a point in the north line of abstract of 8.51 acres conveyed to W.C. Newsom by deed of record in Book 1371 Page 365 Register's Office for said county, and being the southeast corner of Tract No. 1 above described; thence with Newsom's north line south 86 deg. 20' East 263 feet to a point; Newsom's northeast corner; thence north 2 deg. 50' East 394 feet to a point ;thence North 86 deg. 20' West 263 feet to a point, being in the east line of an original tract conveyed to W.P. Wright and wife by deed of record in Book 1001 Page 694 said Register's Office; thence along Wright's easterly line and along the easterly line of tract No. 1 above described South 2 deg. 15' west 394 feet to the beginning.

Being the same property conveyed to Melvin A. Beaty and Peggy E. Beaty, Trustees of The Beaty Family Trust by deed from Melvin A. Beaty and Peggy E. Beaty of record in Book 9403 Page 736 Register's Office for Davidson County, Tennessee. Melvin A. Beaty having died on

April 14, 2005 and Peggy E. Beaty having died on November 2, 2012, leaving the trustees of The Beaty Family Trust to be Burma J. Bradley and Brenda B. Bradley.

LEGAL DESCRIPTION TAKEN FROM PRIOR CONVEYANCE

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 5) Title to that portion of the insured property within the bounds of Dodson Chapel Road and Central Pike

This property is improved property known as 3941 Dodson Chapel Road, Hermitage, Tennessee 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 5th day of February, 2016.

The Beaty Family Trust

BY: _____ _____

Burma J. Shelton, Trustee Brenda B. Bradley, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Burma J. Shelton and Brenda B. Bradley, with whom I am personally acquainted, and who acknowledged themselves to be the Trustees of The Beaty Family Trust, and as such Trustees being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Beaty Family Trust

Witness my hand, at Brentwood, Tennessee, this 5th day of February, 2016.

_____
Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

FILE NO: 09246