BILL GARRETT, Davidson County
Trans:T20160045646 DEEDWARRSP
Recvd: 05/31/16 13:52 2 pgs
Fees:13.00 Taxes:569.80
20160531-0054495

This Instrument Was Prepared By
(And After Recording Return To):
William Davis, Attorney, P.C.
219 Ward Circle, Suite 6
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

This Deed made on May 26th, 2016, by Randall Colton Wherry, hereinafter, "Grantor" to Dustin A. Hensley and William Conoly Brown, "Grantee".

Grantor, in consideration of ten dollars, paid by Grantee, receipt of which is hereby acknowledged, does grant and convey to Grantee and Grantee's heirs and assigns forever, the following described real property:

Land in Davidson County, Tennessee, being Lot No. 4 as shown on the Final Plat of Northgate Business Park of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randall Colton Wherry by Warranty Deed from Rayrex Investments, LLC, dated 06/04/2013 and filed for record on 06/07/2013 in Instrument Number 20130607-0058126, Register's Office for Davidson County, Tennessee.

Map & Parcel: 131050C35400CO

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantor, its successors and assigns, forever.

Grantor does covenant with Grantee that it is lawfully seized and possessed of said property in fee simple, has a good right to convey said property and the same is unencumbered, except as otherwise herein set forth to wit:

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

This property is known as: 1213 Northgate Business Parkway, Madison, TN 37115.

WITNESS the signature of the Grantor this 26th day of May, 2016.

x Randall Colton Wherry
Randall Colton Wherry

STATE OF TENNESSEE
COUNTY OF Williamson

On this date 26th day of May, 2016, before me, personally appeared Randall Colton Wherry, to me known to be the person described in and who executed the forgoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and official seal this 26th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 12/27/2016

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$154,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn before me this 26th day of May, 2016.

Affiant

Notary Public

My commission expires:

12/27/2016

New Owner Name and Address:	Send Tax Statement To:
Dustin A. Hensley and William Conoly Brown	
1065 St. Regis Ct.	Same
Brentwood, TN 37027	