STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2016.

Notary Public
MY COMMISSION EXPIRES: 3-2021
File No. G16-4032D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20160048349 DEEDWARR
Recvd: 06/08/16 10:33 2 pgs
Fees: 13.00 Taxes: 599.40
20160608-0057805

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan D. Rhodes, Sarah M. Wiley and Hal Scott Wiley (NAME)	New Owner (NAME)	02500000400
999 Hitt Lane (STREET ADDRESS)	" (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Joyce F. Jackson, a 50% undivided interest and Alex Jackson and Lisa Cooper, Heirs of Thomas Alvin Jackson, a 50% undivided interest,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan D. Rhodes and Sarah M. Wiley, as to an undivided 38% interest, as tenants by the entirety (the "Entirety Interest"), and Hal Scott Wiley, married, as to an undivided 62% interest, (the "Individual Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as tenants in common,** 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:

Property located in the 10th Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 05-12-16, File Number 2-200, as follows:

Beginning at a old fence post being the southeast corner of Archie T. Grant, III (Instrument Number 201211210107532)
Thence SOUTH 05 DEGREES 04 MINUTES 21 SECONDS WEST a distance of 25.81 feet to an existing iron rod in the north margin of a gravel drive and being the common corner of Archie T. Grant, III (Instrument Number 201211210107531) and in the north line of Freddie Hunter (Book 10681, Page 311);
Thence with the north line of said Hunter
SOUTH 77 DEGREES 04 MINUTES 41 SECONDS WEST a distance of 199.54 feet to a set railroad spike in the south margin of a gravel drive;
Thence SOUTH 57 DEGREES 52 MINUTES 32 SECONDS WEST a distance of 471.85 feet to a set railroad spike in the south edge of a gravel drive;
Thence SOUTH 48 DEGREES 29 MINUTES 34 SECONDS WEST a distance of 384.17 feet to an existing iron rod;
Thence SOUTH 69 DEGREES 44 MINUTES 31 SECONDS WEST a distance of 815.80 feet to a set iron rod;
Thence SOUTH 76 DEGREES 12 MINUTES 56 SECONDS WEST a distance of 492.12 feet to a set iron rod in the place of a previous old wooden fence post and fence corner being the southwest corner of said Hunter and in the north line of Wayne E. Suey (Book 11430, Page 745) and on the north side of a dirt access road;
Thence with said Suey and with a meandering old fence
NORTH 25 DEGREES 30 MINUTES 39 SECONDS WEST a distance of 501.14 feet to an old fence post and corner;
Thence NORTH 53 DEGREES 46 MINUTES 07 SECONDS WEST a distance of 457.52 feet to the remnants of an old fence post and corner and common corner to Archie T. Grant, III (Instrument Number 201211210107532);
Thence with said Grant NORTH 08 DEGREES 57 MINUTES 25 SECONDS EAST passing an existing iron rod at 3.9 feet and continuing a total distance of 235.11 feet to an existing railroad spike at a wooden fence post and corner;
Thence NORTH 63 DEGREES 05 MINUTES 13 SECONDS EAST a distance of 248.26 feet to an existing iron rod;
Thence NORTH 67 DEGREES 25 MINUTES 21 SECONDS EAST a distance of 528.16 feet to an existing 12 inch Birch tree;

Thence SOUTH 81 DEGREES 57 MINUTES 45 SECONDS EAST a distance of 586.13 feet to a fence post;
Thence SOUTH 60 DEGREES 23 MINUTES 59 SECONDS EAST a distance of 499.18 feet to an existing iron rod;
Thence SOUTH 65 DEGREES 36 MINUTES 49 SECONDS EAST a distance of 206.07 feet to an existing iron rod;
Thence SOUTH 89 DEGREES 28 MINUTES 11 SECONDS EAST a distance of 415.43 feet to an existing iron rod at a wooden fence post;
Thence NORTH 58 DEGREES 35 MINUTES 38 SECONDS EAST a distance of 130.33 feet to an existing iron rod;
Thence NORTH 76 DEGREES 58 MINUTES 41 SECONDS EAST a distance of 244.14 feet to an old wooden fence post which is the point of beginning,
having an area of 1710556 square feet, 39.27 acres

BEING the same property conveyed to Joyce F. Jackson and Thomas Alvin Jackson from Tommie B. Jackson and wife, Vera D. Jackson, by Deed dated January 4, 1999, in Book 11291, Page 257, in the Register's Office for Davidson County, Tennessee. The said Tommie B. Jackson and Vera D. Jackson retained a life estate in the subject property. The said Tommie B. Jackson having since died August 17, 2001 and Vera D. Jackson having since died June 24, 2011 leaving the subject property vested in Joyce F. Jackson and Thomas Alvin Jackson. The said Thomas Alvin Jackson having since died intestate on February 6, 2010 leaving his 50% undivided interest vested in Alex Johnson and Lisa Cooper as his surviving heirs at law. See Affidavit of Heirship of record in Instrument #20160108005780 Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. **Greenbelt Application of record in Book 8841, page 455, Register's Office for Davidson County, Tennessee.**
2. **Subject to "Roll-back" taxes for the statutory period if the land is converted to a use other than those stipulated in the provisions of the TCA 67-5-1001 through 67-5-1010.**
3. **Final Decree for roadway easement as recorded in Book 4437, page 466, Register's Office for Davidson County, Tennessee.**

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as 999 Hitt Lane, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 3rd day of June, 2016.

Joyce F. Jackson _____ June 03, 2016
Date

Alex Jackson _____ June 03, 2016
Date

Lisa Cooper _____ June 03, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Joyce F. Jackson, Alex Jackson and Lisa Cooper, 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, this 3rd day of June, 2016.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066