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BILL GARRETT, Davidson County
Trans:T20160051665 DEEDWARRSP
Recvd: 06/17/16 14:05 5 pgs
Fees:28.00 Taxes:851.00
20160617-0061840

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Mitchell Whitson 2148 Smith Springs Road Nashville, TN 37217	SAME	Map 135, Parcel 315 Map 135, Parcel 316 Map 135, Parcel 341

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BARBARA F. PEEK, KENNETH HUGH PEEK, III AND AMANDA PEEK PENCE (collectively, the "Grantors") have bargained and sold, and hereby transfer and convey, to MITCHELL WHITSON, his heirs and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

TRACT NO. 1: Land in the 2nd Civil District of Davidson County, Tennessee, as follows:

BEGINNING at an iron pin on the westerly margin of a dirt road at the northeasterly corner of McAdams; thence with McAdams' line westerly 1,050 feet to an iron pin; thence northerly 210 feet to an iron pin; thence easterly 1,050 feet to an iron pin on the westerly margin of said dirt road; thence with the westerly margin of said road, 210 feet to the point of beginning, containing 5 acres, more or less.

TRACT NO. 2: Land in the 2nd Civil District of Davidson County, Tennessee, as follows:

BEGINNING at an iron pin on the westerly margin of a dirt road 210 feet northerly from McAdams' northeasterly corner; thence westerly 1,050 feet to an iron pin; thence northerly 575 feet to an iron pin; thence southeasterly 968 feet to an iron pin on the westerly margin of said dirt road; thence with the westerly margin of said dirt road 530 feet to the point of beginning, containing 15 1/2 acres, more or less.

TRACTS NO. 1 AND 2: BEING the same property conveyed to JOHN W. WALTON III AND WIFE, CARROL R. WALTON, a one half (1/2) undivided right, title and interest, AND KENNETH H. PEEK II, a one half (1/2) undivided right, title and interest, by deed from David E. Adcock and wife, Carolyn F. Adcock, of record in Book 5042, page 845, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: A tract or parcel of land in the 2nd Civil District of Davidson County, Tennessee, as follows:

BEGINNING at a hackberry tree at Foster's southwest corner, such being the northwest corner of the herein conveyed tract; thence southerly with remaining property of Gardner 228 feet, more or less, to an iron pin in line of other property of JOHN W. WALTON III AND WIFE, CARROL R. WALTON, a one half (1/2) undivided right, title and interest, AND KENNETH H. PEEK II, a one half (1/2) undivided right, title and interest (collectively, the "Grantees" herein); thence easterly with other property of Grantees 801 feet, more or less, to an iron pin; thence northerly 219 feet, more or less, to an iron pin in Cantrell's line; thence westerly with Cantrell and Foster 804 feet, more or less, to the point of beginning, containing 4 acres, more or less.

ALSO CONVEYED TO THE GRANTEES, their heirs and assigns, is an easement for ingress and egress and transportation from the above property over an existing dirt road to Metro Road.

BEING same property conveyed to JOHN W. WALTON, III AND WIFE, CARROL R. WALTON, a one half (1/2) undivided part, and to KENNETH H. PEEK, II, a one half (1/2) undivided part, by deed from S. B. Gardner, of record in Book 5053, page 856, Register's Office for Davidson County, Tennessee.

The said TRACTS 1 through 3 also being the same property quitclaimed by John W. Walton, III to Carrol R. Walton by quitclaim deed dated June 1, 1993 of record in Book 8977, page 880, Register's Office of Davidson County, Tennessee, and also quitclaimed by Carrol R. Walton to Kenneth H. Peek, II by quitclaim deed dated June 3, 1993 or record in Book 8977, page 883 Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is unimproved property and is sold "AS IS".

Said property is conveyed subject to the following matters:

1. Property taxes for 2016, a lien, but not yet due and payable.

2. Existing building restrictions and/or zoning ordinances and easements and other matters of record.

Grantors covenant and bind themselves and their heirs, successors and assigns, to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantors (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantors have executed this instrument or has caused same to be executed as of the 9th day of June, 2016.

BARBARA F. PEEK

KENNETH H. PEEK, III

AMANDA PEEK PENCE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, BARBARA F. PEEK, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of June, 2016.

Notary Public

My Commission Expires:

January 9, 2018

MICHAEL S. PEEK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Wyoming)

COUNTY OF Fremont)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, KENNETH HUGH PEEK, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2 day of June, 2016.

Kelly Hampton
Notary Public

My Commission Expires:

10-27-18

Kelly Hampton - Notary Public
County of Fremont
State of Wyoming
My Commission Expires 10-27-2018

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, AMANDA PEEK PENCE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of June, 2016.

Michael S Peek
Notary Public

My Commission Expires:

JANUARY 9, 2018

MICHAEL S. PEEK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $230,000.

Mitchell Whitson, Affiant

Sworn to and subscribed before me this 9th day of June, 2016.

Notary Public

My Commission Expires:

1-6-19

STATE OF TENNESSEE NOTARY PUBLIC JACKSON COUNTY

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