This Instrument prepared by:
KING, TURNBOW, SMITH & VANZIN, PLLP
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

BILL GARRETT, Davidson County
Trans: T20160059833 DEEDWARR
Recvd: 07/13/16 09:34 4 pgs
Fees: 23.00 Taxes: 444.00
20160713-0071593

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant
Sworn to and Subscribed before me on this the 8th day of July, 2016.

NOTARY PUBLIC
My Commission Expires: 3-9-2020

Candace Y. Burnette State of Tennessee Notary Public Williamson County My Commission Expires March 9, 2020

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Teaghlaigh, LLC	Same	168-078.00
7263 Old Franklin Rd.		
Fairview, TN 37062		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JANE O. BROWN, DAVID P. COOK, JOHN R. COOK, MICHAEL B. COOK, and PATRICK W. COOK**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **TEAGHLAIGH, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, it's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Certain real property located in Davidson County, Tennessee, more fully described as:

Highway 100, 15.3 acres, Bellevue, TN Davidson County, Tennessee.

Land in the 9th Civil District of Davidson County, Tennessee, about 1 mile east of Linton, on the south side of Highway No. 100, formerly known as the Nashville & Centerville Road, and described as follows:

Beginning at a point in the south margin of Highway No. 100, at the northwest corner of a tract of 11.31 acres, conveyed to Gray Ray Martin and wife, by deed of record in Book 2859, Page 487, Register's Office; thence with the margin of said Highway, South 73 degrees West 282.9 feet to the northeast corner of C. M. Beard's lot; thence with the line of said Beard's lot; South 17 degrees East 233 feet; South 76 degrees 30' West 150 feet to the east line of Thurman Austin's Property; thence with said Austin's line, South 17 degrees East 864 feet; South 82 degrees West 105.6 feet to the east line of the Glen Perry's Property; thence with said Perry's line, South 14 degrees East 655 feet; North

87 degrees East 400 feet; thence with the above mentioned Martin's line, North 10 degrees 30' West 1817 feet to the point of beginning.

Being the same property conveyed to Jane O. Brown, David P. Cook, John R. Cook, Michael B. Cook and Patrick W. Cook, each of the above owners has an undivided one-fifth (1/5) ownership interest in the described real property as a tenant in common by Affidavit of Heirship from The Estate of Martha Eleanor Cook, deceased, filed for record 05/02/2014, in Instrument No. 20140502-0037136, Register's Office for Davidson County, Tennessee.

This is the same description as the previous deed of record.

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 except for (1) 2016 Davidson County Taxes are a lien but not yet due and payable, and which have been prorated between the parties and will be paid by the Grantees in full when due; (2) Subject to Agreement for Dedication of Public Utilities Easement of record in Book 9740, page 973, Said Register's Office; and (3) Subject to right-of-way for public road(s).

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 shall include the singular and the use of any gender shall be applicable to all genders.

The subject property is not and has never been the residence of the sellers; therefore, the joinder of their spouses in the conveyance is unnecessary.

Witness our hands this 7 day of July, 2016.

Jane O. B

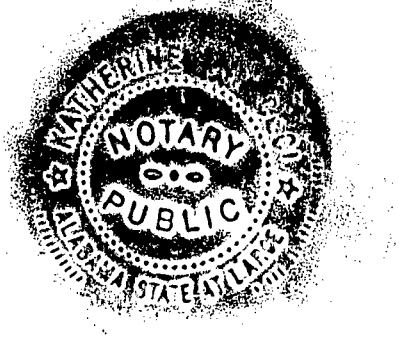
JANE O. BROWN

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **JANE O. BROWN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of July, 2016.

NOTARY PUBLIC
My Commission expires: 7/29/19



JOHN R. COOK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **JOHN R. COOK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2016.

NOTARY PUBLIC
My Commission expires: 3-9-2020



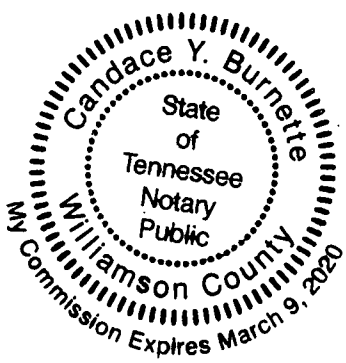
MICHAEL B. COOK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **MICHAEL B. COOK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2016.

NOTARY PUBLIC
My Commission expires: 3-9-2020



DAVID P. COOK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **DAVID P. COOK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2016.

NOTARY PUBLIC
My Commission expires: 3-9-2020



PATRICK W. COOK

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **PATRICK W. COOK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of July, 2016.

NOTARY PUBLIC
My Commission expires: 1/20/2020

