THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **188,200.00.** D. Todd Carson Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 2016 Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. Todd Carson		
P.O. Box 682423	New Owner	163-00-0-171.00 (Tract 1) 163-00-0-036.00 (Tract 2)
Franklin, TN 37068		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Two Tuckers, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D. Todd Carson**

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:

TRACT 1: 1411 Rural Hill Road (163-00-0-171.00)

Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Rural Hill Rd., a common corner of the property herein conveyed and the property conveyed to Wendell V. Cooper and wife, by Deed from Thomas Smithson and wife, of record in Book 4059, page 544, Register's Office for Davidson County, Tennessee; thence north 86° 45' west 825 feet to a point; thence north 4-1/2° east with Coopers line extended, 158.4 feet to a point; thence south 86° 45' east 825 feet to a point in the easterly margin of Rural Hill Rd.; thence with the easterly margin of Rural Hill Rd., south 54-1/2° 158.4 feet to the point of BEGINNING, containing 3 acres, more or less.

TRACT 2: 1421 Rural Hill Road (163-00-0-036.00)

Land in the 2nd, formerly the 5th Civil District, of Davidson County, Tennessee, described as follows:

BEGINNING at a point at the right of way line on the west side of Rural Hill Road; thence south 80° 15' west 388.1 feet to a point in the center of the Old Mt. View Rd.; thence north 73° west 282.6 feet to another point in the center of the said Old Mt. View Rd.; thence south 71° west with the center of the said Old Mt. View Rd.; 172 feet to a point; thence north 4° 30' east 300 feet to an iron stake; thence south 86° 45' east 825 feet to an iron stake at the west right of way line of Rural Hill Rd.; thence south 4° 30' west 330 feet to the point of BEGINNING, containing 6.70 acres, more or less.

Being the same property conveyed to Two Tuckers, LLC, a Tennessee limited liability company by Warranty deed from Estate of Thomas A. Lundborg (Sr.) of record in Instrument No. 20160630-0066798, Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on June 30, 2016.

BILL GARRETT, Davidson County
Trans:T20160075169 DEEDWARR
Recvd: 08/29/16 11:55 2 pgs
Fees:13.00 Taxes:696.34
20160829-0090124

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1411 and 1421 Rural Hill Road, Antioch, TN 37013.**

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. 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 our hands this the 25th day of August, 2016.

Two Tuckers, LLC

Robert T. Treadway, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert T. Treadway** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Managing Member** of **Two Tuckers, LLC, a Tennessee limited liability company**, the within named bargainor, and that he as such Managing Member being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said **Robert T. Treadway** as such **Managing Member**.

Witness my hand and seal this the 25th day of August, 2016.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public