Send Tax Statements To:
New Owner

Name and Address of New Owner:
Mitchell D. Whitson
2152 Smith Springs Road
Nashville, TN 37217

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 135-164

BILL GARRETT, Davidson County
Trans:T20160080215 DEEDWARR
Recvd: 09/13/16 13:47 2 pgs
Fees:13.00 Taxes:1221.00
20160913-0096265

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ROBIN CORMENY MADDOX, TRUSTEE OF THE GREEN FAMILY IRREVOCABLE TRUST**, has this day bargained and sold and does hereby transfer and convey unto, **MITCHELL D. WHITSON, MARRIED,** their heirs and assigns, forever, that certain parcel of real estate located in the 5th Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, on Smith Springs Road, described according to a survey by Turner Engineering Company, dated November 15, 1973, as follows:

Beginning at an iron pin in the north margin of Smith Springs Road, said iron pin being located 1720 feet, more or less, east from Murfreesboro Road; thence leaving Smith Springs Road N. 26 deg. 33' east 836 feet to an iron pin; thence 21 deg 06' west 952.4 feet to an iron pin; thence with the south line of the Stanley Gardner property, south 85 deg 33' 32" east 313.55 feet to an iron pin; thence continuing with Gardner's line south 84 deg 21' 40" east 359.49 feet to an iron pipe; thence south 0 deg 16' 52" east 609.06 feet to an iron pipe; thence south 0 deg 03' 39" east 257.48 feet to a fence post; thence with a wire fence south 5 deg 18' 54" west 881.98 feet to a fence post in the north margin of Smith Springs Road; thence with the margin of said road around curve to the right with a radius of 284.03 feet a distance of 212.52 feet to an iron pin; thence north 65 deg 57' west 241 feet to an iron pin; thence around a curve to the left with a radius of 790.56 feet, a distance of 204.69 feet to the point of beginning, containing 19.666 acres, more or less.

Being the same property conveyed to Harry A. Green and wife, Carolyn J. Green, and undivided 1/2 interest as tenants by the entirety and Betty J. Lee an undivided 1/2 interest as tenant in common by deed from Richard Leroy Murphy, Trustee, of record in Book 4838, page 430, Register's Office for Davidson County, Tennessee. The said Betty J. Lee having subsequently conveyed her 1/2 interest by deed to Harry A. Green and wife, Carolyn J. Green, of record in Instrument Number 20040511-0053977, Register's Office for Davidson County, Tennessee. The aforesaid Carolyn J. Green died January 20, 2015 while still married to Harry A. Green. The same property conveyed to Robin Cormeny Maddox, Trustee of the Green Family Irrevocable Trust by Quitclaim Deed from Harry A. Green, unmarried, dated September 6, 2016, of record in Instrument No. 20160913-0096263, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MITCHELL D. WHITSON, MARRIED,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of September, 2016.

ROBIN CORMENY MADDOX, TRUSTEE OF THE GREEN FAMILY IRREVOCABLE TRUST

BY: R. Cormeny Maddox Trustee
ROBIN CORMENY MADDOX, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Robin Cormeny Maddox,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Trustee of the Green Family Irrevocable Trust,** the bargainor, and that she as such **Trustee,** executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by herself as its **Trustee of the Green Family Irrevocable Trust**.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 9th day of September, 2016..

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Sheri L. Morgan
NOTARY PUBLIC
My Commission Expires: 1/24/17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Stephen Bush
AFFIANT

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SWORN to and subscribed before me,
this 9th day of September, 2016.

Sheri L. Morgan
NOTARY PUBLIC
My Commission Expires: 1/24/17