THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 17-0581

Map-Parcel No. 030-021.00

BILL GARRETT, Davidson County
Trans:T20170009358 DEEDWARR
Recvd: 02/01/17 10:41 3 pgs
Fees:18.00 Taxes:270.10
20170201-0010610

Property Address:
4825 Whites Creek Pike, Whites Creek, TN 37189

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
John P. Taylor
1939 Union Hill Rd.
Goodlettsville, TN 37072

Grantee's Name, Address:
JOHN P. TAYLOR
1939 Union Hill Rd.
Goodlettsville, TN 37072

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DARRYL W. SCHUTT, JOHN L. SCHUTT and AUBREY D. SCHUTT, INDIVIDUALLY AND CO-TRUSTEES OF THE JOHN R. ADAMS AND MADIE C. ADAMS TRUST DATED OCTOBER 29, 1998**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **JOHN P. TAYLOR**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Situated in Davidson County, Tennessee and described as follows:

Beginning in the center of Whites Creek Pike, at the southwest corner of 12 acres 94 poles of land conveyed by Jno. J. Newlans to Andrew W. Duke, by deed of record in Book 47, page 121, Register's Office; thence with the center of said turnpike, South 58 degrees East 35 poles to the corner of said tract and the Old Whiteman tract; thence continuing with the center of said turnpike, south 54 1/2 degrees East 10 poles, more or less to a point 24.12 poles from J. H. Bland's northwest corner; thence North 66 degrees 27 feet East 28.68 poles to the center of a County Road; thence with the center of said road, North 22 degrees West 13 poles to a bend in the road, continuing North 44 degrees East to the northeast corner of a 2 acre tract of land conveyed by Isaac Duke and wife, to Kate M. Plummer, by deed in Book 204, page 265, Register's Office; thence West 370 feet to a beech, the northwest corner of said 2 acre tract, continuing west 37.3 poles to a rock, the northwest corner of said 12-94/160 acre tract; thence South 36 degrees West 35 poles to the beginning, containing 16 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT TO BE EXPRESSLY EXCLUDED ARE THE FOLLOWING PROPERTIES:

EXCLUSION ONE:

Lot No. 1 – Beginning at a concrete monument in the easterly margin of Laws Road at the intersection of Laws Road and Whites Creek Pike; thence with the margin of Laws Road, North 38° 00' East, 316.42 feet to a point; thence South 52° 00' East, 275.44 feet to a point; thence South 38° 10' West, 317.19 feet to a point in the northerly margin of Whites Creek Pike; thence with the margin of the same, North 51° 50' West, 274.55 feet to the point of beginning, containing 2.00 acres.

Lot No. 2 – Beginning at a point in the easterly margin of Laws Road, at the common corner of Lots 1 and 2; thence with the line between said two lots South 52° 00' East, 275.44 feet to a point; thence North 38° 10' East, 406.35 feet to a point; thence North 85° 12' West, 330.56 feet to a point; thence South 38° 00' West, 225.32 feet to the point of beginning, containing 2.00 acres.

Being the same property conveyed to Elbert C. Fish, Jr. and wife, Juanita Fish by deed from John R. Adams and wife, Mary O. Adams, of record in Book 4032, page 128, Register's Office for Davidson County, Tennessee. See Deed of Correction of record in book 5340, page 755, said Register's Office.

EXCLUSION TWO:

Beginning at a concrete monument in the northeasterly margin of Whites Creek Pike; 796 feet southeast of the intersection of Laws Road with Whites Creek Pike; thence with the margin of Whites Creek Pike N 51° 50' 25" W 100.00 feet to a point; thence N 0° 46' 25" W 250.00 feet to a point; thence N 88° 53' 44" E 392.52 feet to a point in the westerly margin of Tranham Road; thence, with a curve to the left having a radius of 230 feet, a distance of 75.03 feet in a southerly direction to a point; thence S 53° 48' 53" W 433.00 feet to the point of beginning, containing 2.00 acres, more or less.

Being the same property conveyed to Darryl W. Schutt and wife, Dorothy E. Schutt by deed from John R. Adams, a widower, of record in Book 7135. page 627, Register's Office for Davidson County, Tennessee.

EXCLUSION THREE:

Being a tract of land in the 1st Councilmanic District of Davidson County and a portion of property conveyed to John R. Adams in DB 4032, page 127, RODCT known as the John R. Adams Lot as of record No. 20020110-004036 RODCT, more accurately described according to a survey dated 10-16-2001 by Tommy E. Walker, TN Lic No. 1465 as follows:

Beginning at an iron pin in the Northeasterly margin of Whites Creek Pike, said pin being the most Southwesterly corner of the herein described tract and a common corner to Lot 1 of Fish Adams Property (PB 5190, PG 33 RODCT); thence now leaving said margin N 38 deg. 10' 00" E, 723.58' to an iron pin; thence S 51 deg. 50' 50" E, 155.00' to an iron pin; thence S 38 deg. 10' 00" W, 289.18' to an iron pin; thence N 51 deg. 50' 00" W, thence S 53 deg. 59' 19" E, 38.58' to an iron pin; thence S 38 deg. 10' 31" W 161.57 to an iron pin in said margin; thence with said margin N 51 deg. 30' 09" W, 125.00' to the point of beginning, more less.

Being the same property conveyed to Aubrey D. Schutt and wife, Phillis A. Schutt by deed from John R. Adams and wife, Madie C. Adams, as Trustees of the Joint Revocable Living Trust Agreement of John R. Adams and Madie C. Adams, of record in Instrument No. 20021203-0148630, Register's Office for Davidson County, Tennessee.

EXCLUSION FOUR:

2.0100 acres of land, more or less, situated on the East side of Whites Creek Pike, South of Laws Rd., Whites Creek, Davidson County, Tennessee,

Being the same property conveyed to John Leslie Schutt by quitclaim deed from Madie C. Adams, widow of John R. Adams, deceased, individually and as Trustee, of record in Instrument No. 20140304-0018192, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to JOHN R. ADAMS AND WIFE, MADIE C. ADAMS, TRUSTEES OF THE JOINT REVOCABLE LIVING TRUST AGREEMENT OF JOHN R. ADAMS AND MADIE C. ADAMS TRUST dated October 29, 1998 from JOHN. R. ADAMS AND MADIE C. ADAMS, INDIVIDUALLY, by deed dated August 7, 2002, and recorded on August 8, 2002 in Instrument No. 20020808-0095820, Register's Office for Davidson County, Tennessee. John R. Adams predeceased Madie C. Adams. Madie C. Adams died January 2, 2016, and pursuant to her Last Will and Testament said property to be distributed according to the terms of the Trust Agreement. Pursuant to the Trust Agreement any and all property to be divided into shares as follows: Darryl W. Schutt (l/3), John L. Schutt (l/3) and Aubrey D. Schutt (l/3.

This is property known as, 4825 Whites Creek Pike, Whites Creek, TN 37189.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, his heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2017 Davidson County property taxes are a lien but are not yet due and payable.

2. Easement granted to Southern Bell Telephone & Telegraph Co., Inc. of record in Book 875, page 13, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8839, page 596, Register's Office for Davidson County, Tennessee.

4. Subject to easement for Whites Creek Road, which lies on and across the subject property.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 30th day of January, 2017.

DARRYL W. SCHUTT, INDIVIDUALLY AND CO-TRUSTEE

JOHN L. SCHUTT, INDIVIDUALLY AND CO-TRUSTEE

AUBREY D. SCHUTT, INDIVIDUALLY AND CO-TRUSTEE

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 **DARRYL W. SCHUTT, JOHN L. SCHUTT and AUBREY D. SCHUTT,** with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 30th day of January, 2017.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 12-01-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **DARRYL W. SCHUTT, JOHN L. SCHUTT and AUBREY D. SCHUTT,** with whom I am personally acquainted (or upon sufficient evidence provided) and who, upon oath, acknowledged themselves to be **Co-Trustees** of **THE JOHN R. ADAMS AND MADIE C. ADAMS TRUST U/A/D/ OCTOBER 29, 1998,** the within named bargainor, and that they executed the foregoing instrument for the purpose therein contained, by signing as Co-Trustees of the Trust.

WITNESS my hand and official seal this 30th day of January, 2017.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 12-01-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$73,000.00.**

Affiant

SWORN TO and subscribed before me on this 30th day of January, 2017.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 12-01-20