Bill Garrett Davidson County
Batch# 122533 DEEDWARR
07/31/2018 09:18:30 AM 5 pgs
Fees: $28.00 Taxes: $1,409.70
20180731-0074432

Prepared By and Return to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

New Owner(s) & Address	Send Tax Bill To:	Map & Parcel Nos.:
Jeffery L. Bullock 1765 Alpine Drive Clarksville, Tennessee 37040	New Owner	041-00-0-041.00

GENERAL WARRANTY DEED

FOR AND IN 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 are hereby acknowledged, **12 STONES DEVELOPMENTS CORP,** a Tennessee corporation (the "Grantor") does hereby transfer and convey unto **JEFFERY L. BULLOCK,** a married man (the "Grantee"), Grantee's heirs and assigns, forever, the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** (the "Land").

This is improved property known as 4000 Brick Church Pike, Nashville, Tennessee 37207. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been prepared from the Grantor's deed of conveyance and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's heirs and assigns forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2018 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons.

[Signature page of General Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 27 day of July, 2018.

GRANTOR:

12 STONES DEVELOPMENTS CORP, a Tennessee corporation

By: _____
Kerry McKibbens, President/CEO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Kerry McKibbens, 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 President/CEO of 12 Stones Developments Corp, a Tennessee corporation, the within named bargainor, and that he as such President/CEO executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as President/CEO.

WITNESS my hand and seal, at office in Nashville, Tennessee this 27 day of July, 2018.

_____
Notary Public

My Commission Expires: _____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transaction is $381,000.00

AFFIANT

Subscribed and sworn to before me, this 27 day of July, 2018.

MAXINE J. RUCKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Notary Public

My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

A tract of land in the 10th and 12th Civil Districts of Davidson County, being Lot No. 4 on the Plan of the Hill Tract of the Lands of T. T. Shaw, deceased, as of record in Minute Book "Q", page 470, County Court for said County, and a 35.5 acre tract lying adjacent to and East of said Lot No. 4, described together according to a survey made by Geo. W. Watkins, Surveyor, February 22, 1952, as follows:

BEGINNING at a point in the center of Brick Church Pike at the Southeast corner of the property conveyed to Jackson; thence with the Southern boundary line of said Jackson property along an old fence North 85° 45' West 2,076 feet to a point on the Eastern boundary line of said Lot No. 4; thence with the Eastern boundary line of said Lot No. 4 North 2° 15' East 112 feet to the Southeast corner of Lot No. 3 and 4 Westwardly 1,452 feet to a point; thence South 12° 30' East346.5 feet to a point; thence Southwardly 280.5 feet to a point; thence Eastwardly 1,386 feet to a point; thence South 20° East 135 feet; thence North 83° East 2,010 feet to the center of said Brick Church Pike; thence with the center of said Brick Church Pike North 19° 45' West 535.5 feet to the Beginning, containing 54.5 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Land in the 10th and 12th Civil Districts of Davidson County,

Tennessee being part of Lot No. 4 on the Plan of the Hill Tract of the lands of T. T. Shaw, deceased, as of record in Minute Book "Q" page 470, County Court for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, not dated, as follows:

BEGINNING at the Northeast corner of a part of Lot No. 5 of the Hill Tract, conveyed to Walter E. Gasser by deed from James M. Shaw, of record in Book1077, page 423, Register's Office for said County, said point being also the Southeast corner of the property conveyed to C.F. Thomason; thence with the Eastern boundary line of said Thomason's property North 18° 50' 50" West 354.34 feet to the Southwest corner of Lot No. 3 of the Hill Tract conveyed to J. W. Williams by deed from R.A. Taylor and wife, of record in Book 2139, page 431, said

Register's Office; thence with the Southern boundary line of said Williams' property and an old fence North 85° 16' 30" East 640.34 feet to a fence corner tree; thence South 14° 18' 40" West 454 feet; thence South 75° 41' 20" East 392.2 feet; thence South 14° 18' 40" west218.16 feet to a point in the Northern boundary line of the property owned by Walter E. Gasser; thence with said Gasser's line due West (270°) 707.56 feet to a 48 inch beech tree at the Southeast corner of said Lot No. 5 owned by Gasser; thence with the Eastern boundary line of said Lot No. 5 North 44° 45' West 361.4 feet to the beginning; And being the Parcel of land conveyed to A.G. Beaman and T.B. Baker, Jr. d/b/a Capitol Broadcasting Company by deed from Owen E. Hodges and wife Mary Margaret Hodges of record in Book 2247, page 195, Register's Office for Davidson County, Tennessee and containing 9.84 acres, more or less.

Being the same property conveyed to 12 Stones Developments Corp., by deed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020