ADDRESS NEW OWNER AS:
Jolie Bunks, General Partnership
510 South Main Street
Springfield, TN 37172

SEND TAX BILLS TO:
New Owner

Map/Group 067-00-0
Parcel 070.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 343194 DEEDWARR
01/15/2020 08:56:30 AM 5 pgs
Fees: $28.00 Taxes: $666.00
20200115-0005276

THIS DEED OF CONVEYANCE, executed and delivered by **JO M. WHITE, being one and the same person as Jo Helen Mahaney White,** (by and through her duly appointed Attorney-In-Fact, **Lana Lee White**, by Durable Power of Attorney recorded at Instrument #20191108-0115730, Register's Office for Davidson County, Tennessee), and **BRENDA JOYCE OSBORNE, formerly known as Brenda Joyce Best,** hereinafter called the Grantors, to **JOLIE BUNKS, a Tennessee General Partnership,** hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in the 13th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being a tract of land in the 13th Civil District of Davidson County, Tennessee, Being a part of the Jerone Hyde Estate, a plan of which is of record in Minute Book 1, page 472, County Court Clerk's Office for Davidson County, Tennessee, more particularly described according to a survey made by John M. Sullivan, County Surveyor, as follows:
Beginning at a nail in the center of the Old Hydes Ferry Pike at a rock culvert which point is the North East corner of the 9 acre tract sold by Mrs. Taylor and Mrs. Simpkins. Also the N.W. corner of the tract herein described; thence North 70 degrees E. 349.1 ft. to a nail. Thence continuing with said Pike N 70 degrees 55' E. 252.9 ft. to a point in the center of another rock culvert. Thence leaving said pike, S. 20 degrees 34' E. 93 ft., to a 6" Hackberry in fence line. Thence South 26 degrees 08' E 124.9 ft. to a Hackberry in said fence. Thence South 34 degrees 30' E 34.7 ft. to a 6" Hackberry in fence. Thence South 23 degrees 46' E. 85.1 ft. to a triple hackberry in fence. Thence south 7 degrees 48' E 51 ft. to a tree in fence. Thence south 18 degrees 14' E. 304.5 ft. to a point in branch. Thence south 6 degrees 51' W 41 ft. to a stake on the right bank of Sulphur Creek in all 172 ft. to the center of Sulphur Creek. Thence with a survey line, the property line is the center of said Sulphur Creek, N. 88 degrees W. 350 ft. to a stake, which stake is 150 ft. from center of creek. Thence South 74 degrees W. 175 ft. to a stake 140 ft. northwest of the center of the creek. Thence south 37 degrees W. 358 ft. to a stake 164 ft. from the center of said creek. Thence North 87 degrees W. 187 ft. to a stake 170 ft., from the center of the creek. Thence North 8 degrees E. 800 ft. to the beginning containing 15 acres.

EXCLUDED TRACTS: Included in the legal description above, but specifically excluded from this conveyance are the following three (3) tracts of real estate:

Excluded Tract 1: Being that same property conveyed to Glen White and wife, Veatrice White, by Deed from Erline Spencer White dated July 9, 1973 and recorded in Deed Book 4726, Page 337, Register's Office for Davidson County, Tennessee, to which deed reference is made for a description of said excluded tract 1.

Excluded Tract 2: Being that same property conveyed to William Best and wife, Brenda W. Best, by Deed from Erline Spencer White dated July 9, 1973 and recorded in Deed Book 4726, Page 339, Register's Office for Davidson County, Tennessee, to which deed reference is made for a description of said excluded tract 2.

Excluded Tract 3: Being that same property conveyed to Walter T. White, Jr. and wife, Jo Helen White, by Deed from Erline Spencer White dated July 9, 1973 and recorded in Deed Book 4726, Page 341, Register's Office for Davidson County, Tennessee, to which deed reference is made for a description of said excluded tract 3.

Being part of that property conveyed to Walter Thurman White, Jr. and Brenda Joyce Best, as equal tenants in common, subject to life estate retained by Erline Spencer Crouch (formerly known as Erline Spencer White) by Quitclaim Deed from Erline Spencer Crouch, dated October 9, 1989 and recorded in Deed Book 7962, Page 91, Register's Office for Davidson County, Tennessee. Walter Thurman White, being the same person as Walter T. White, Jr., died November 3, 2009, testate, a citizen and resident of Davidson County, Tennessee, In his Last Will and Testament, appearing of record in File No. 19P-958 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is recorded as Instrument No. 20190619-0059021 in the Register's Office for Davidson County, Tennessee, Walter T. White, Jr. devised his interest in the real estate conveyed herein to his wife, Jo Helen Mahaney White (being one and the same person as Jo M. White. A TennCare release is also filed in the Estate File. The said Erline Spencer Crouch died May 14, 2019, thereby terminating her life estate in the property. Brenda Joyce Best is now known as Brenda Joyce Osborne.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

Jo M. White
JO M. WHITE
(also known as Jo Helen Mahaney White)
By: Lana Lee White Atty-in-Fact
LANA LEE WHITE, Attorney in Fact

_____
BRENDA JOYCE OSBORNE
(formerly known as Brenda Joyce Best)

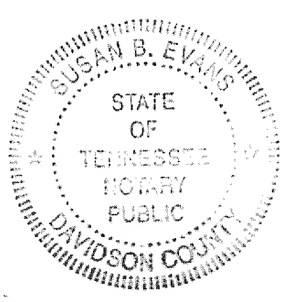
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lana Lee White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she is the Attorney-in-Fact for **Jo M. White**, and that she executed this document on her behalf as authorized by her, for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 13th day of January, 2020.

My Commission Expires: 11-6-2023

Susan B. Evans
NOTARY PUBLIC



Being part of that property conveyed to Walter Thurman White, Jr. and Brenda Joyce Best, as equal tenants in common, subject to life estate retained by Erline Spencer Crouch (formerly known as Erline Spencer White) by Quitclaim Deed from Erline Spencer Crouch, dated October 9, 1989 and recorded in Deed Book 7962, Page 91, Register's Office for Davidson County, Tennessee. Walter Thurman White, being the same person as Walter T. White, Jr., died November 3, 2009, testate, a citizen and resident of Davidson County, Tennessee, In his Last Will and Testament, appearing of record in File No. 19P-958 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is recorded as Instrument No. 20190619-0059021 in the Register's Office for Davidson County, Tennessee, Walter T. White, Jr. devised his interest in the real estate conveyed herein to his wife, Jo Helen Mahaney White (being one and the same person as Jo M. White. A TennCare release is also filed in the Estate File. The said Erline Spencer Crouch died May 14, 2019, thereby terminating her life estate in the property. Brenda Joyce Best is now known as Brenda Joyce Osborne.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

_____
JO M. WHITE
(also known as Jo Helen Mahaney White)

By: _____
LANA LEE WHITE, Attorney in Fact

Brenda Joyce Osborne
BRENDA JOYCE OSBORNE
(formerly known as Brenda Joyce Best)

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lana Lee White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she is the Attorney-in-Fact for **Jo M. White**, and that she executed this document on her behalf as authorized by her, for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 13th day of January, 2020.

My Commission Expires: _____ _____
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brenda Joyce Osborne** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 13th day of January, 2020.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
Exp 5-18-2021
ROBERTSON COUNTY

****

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$180,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 13th day of January, 2020.

My Commission Expires:_____ NOTARY PUBLIC/Register

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
Exp 5-18-2021
ROBERTSON COUNTY

Certificate of Authenticity

I, Gary L. Dilliha, 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 ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)