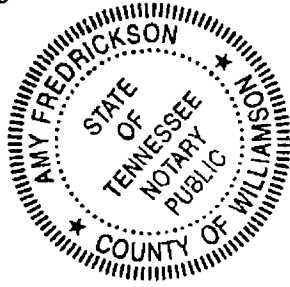


THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

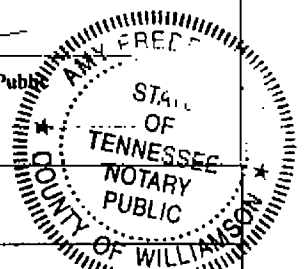


STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$ 300,000.00.

Amy Fredrickson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY
OF October, 2018.

Notary Public
MY COMMISSION EXPIRES: 7-17-22
(AFFIX SEAL)



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
Pamela R. Pecoraro			Pamela and Christopher Pecoraro			MAP & PARCEL
1065 Lee Greer Road			P.O. Box 169			071-013.05
Ashland City, TN 37015			White Bluff, TN 37187			
(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, I, Carl George Dury, Trustee of The Carl George Dury Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela R. Pecoraro and Christopher J. Pecoraro, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN CHEATHAM COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being in the Thirteenth Civil District of Cheatham County, State of Tennessee, on the south side of Lee Greer Road, and being more particularly described as follows:

Beginning on an existing iron pin, the northwest corner of the original tract of which this parcel is a part, also being the northeast corner of the B. G. Cagle property of record in Book 191 at page 770 in the Register's Office of Cheatham County; thence with the R. D. Sutton and wife property, South 83 degrees 46 minutes 13 seconds East 677.19 feet to an existing iron pin; thence with the Donald Meadows et al. property to existing metal fence post as follows: South 21 degrees 41 minutes 12 seconds West 111.63 feet; South 19 degrees 19 minutes 36 seconds West 116.59 feet; South 20 degrees 14 minutes 36 seconds West 117.15 feet; South 20 degrees 01 minute 56 seconds West 126.27 feet; South 19 degrees 36 minutes 31 seconds West 98.77 feet; South 19 degrees 27 minutes 57 seconds West 101.59 feet to an iron pin; thence on a new line with Parcel 1, North 82 degrees 04 minutes 31 seconds West, passing over an iron pin at 367.48 feet, on in all 418.32 feet to an iron pin in a fence line; thence with the Cagle property generally along a fence, North 02 degrees 30 minutes 00 seconds West, passing over an iron pin at 297.55 feet, on in all 647.55 feet to the point of beginning, containing 8.10 acres, more or less, by survey of Bennett & Sons, Surveyors & Planners, Inc., Mack Bennett, Jr., Registered Land Surveyor, Tennessee No. 477, dated April 2, 1996.

Grantor further grants and conveys unto Grantee a permanent and nonexclusive easement for ingress and egress, and for the construction and maintenance of utility lines, over, under, and across the real property lying and being in the Thirteenth Civil District of Cheatham County, State of Tennessee, on the south side of Lee Greer Road, and being more particularly described as follows:

Beginning on an iron pin, the southwest corner of the above described parcel; thence South 82 degrees 04 minutes 31 seconds East 50.84 feet to an iron pin; thence South 02 degrees 30 minutes 00 seconds East passing over an iron pin at 631.53 feet, on in all 656.53 feet to a point in the centerline of Lee Greer Road; thence with said road, South 83 degrees 28 minutes 11 seconds West 50.12 feet to a point; thence leaving the road with the Cagle property, North 02 degrees 30 minutes 00 seconds West passing through a wood fence post at 1.42 feet, continues generally along a fence, a total distance of 669.25 feet to the point of beginning, by survey of Bennett & Sons, Surveyors & Planners, Inc., Mack Bennett, Jr., Registered Land Surveyor, Tennessee No. 477, dated April 2, 1996. Being the same property conveyed to Carl G. Dury by Warranty Deed from Jane D. Green, of record in Book 392, page 546, Register's Office for Cheatham County, Tennessee, dated August 16, 1996 and recorded on August 16, 1996.

Being the same property conveyed to The Carl George Dury Living Trust, Carl George Dury, Trustee by Quitclaim Deed from Carl G. Dury, of record in Record Book 524, page 2554, Register's Office for Cheatham County, Tennessee, dated July 17, 2017 and recorded on July 19, 2017.

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

IMPROVED property known as 1065 Lee Greer Road, Ashland City, TN 37015.

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 my hand this the 2nd day of October, 2018.

The Carl George Dury Living Trust

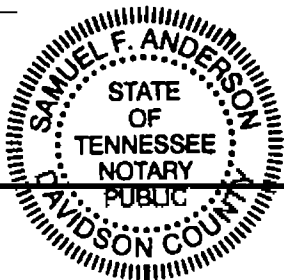
Carl George Dury, Trustee
BY: Carl George Dury, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carl George Dury with whom I am personally acquainted and who upon his oath acknowledged himself to be the Trustee of the The Carl George Dury Living Trust the within named bargainors, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Carl George Dury as such Trustee.

Witness my hand and seal this the 2nd day of October, 2018.

My Commission expires 11/3/20



[Signature]
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl George Dury the bargainor___, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor___, and who acknowledged that _____ executed the within instrument of the purposes therein contained.


Witness my hand and official seal this the 2nd day of October, 2018.

My Commission expires _____

Notary Public

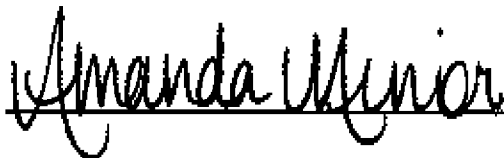
**Certification of Authenticity
for Electronically Filed Document**

I, **W. Aaron Fortner**, 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.



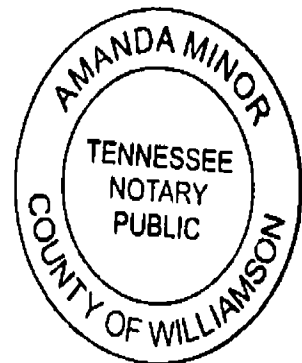
State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:



Patrick Smith, Register
Cheatham County Tennessee
Rec #: 218720 Instrument #: 191322
Rec'd: 15.00 Recorded
State: 1110.00 10/11/2018 at 10:31 AM
Clerk: 1.00 in Record Book
Other: 2.00
Total: 1128.00 539
Pages 2672-2674