6

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100077756 DEEDWARRSP
Recvd: 12/09/10 14:34 3 pgs
Fees: 18.00 Taxes: 1942.50
20101209-0098259

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vazquez Holdings, LLC.	Vazquez Holdings, LLC.	13315011500
(NAME)	(NAME)	
4031 Nolensville Pike	400 South Zang Blvd., Suite 502	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Dallas, TX 75208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **(i) Equitable Trust Company, Successor Trustee of the Trust for the benefit of Cohen E. Williams, II under the Will of Joe D. Williams, its successors and assigns, a one-fourth (1/4) undivided interest as tenant in common; (ii) Equitable Trust Company, Successor Trustee of the Trust for the benefit of Joe D. Williams, Jr. under the Will of Joe D. Williams its successors and assigns, a one-fourth (1/4) undivided interest as tenant in common; (iii) Equitable Trust Company, Successor Trustee of the Trust for the benefit of Melissa W. Crain under the Will of Joe D. Williams, its successors and assigns, a one-fourth (1/4) undivided interest as tenant in common; and (iv) Equitable Trust Company, Successors Trustee of the Trust for the benefit of Laurie W. Clayton under the Will of Joe D. Williams, its successors and assigns, a one-fourth (1/4) undivided interest as tenant in common (the foregoing constituting, in the aggregate, all of Grantors' interest)**, HEREINAFTER COLLECTIVELY CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Vazquez Holdings, LLC., a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT (the "Property"):

Being Lot 1, Section 2 Welshwood Park of record in Book 4060, Page 115, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joe D. Williams by deed dated July 8, 1968 from Doc Wallace Trailer Sales, Inc. a Tennessee Corporation and William O. Lee Trustee of record in Book 4250, Page 120, Register's Office for Davidson County, Tennessee. The said Joe D. Williams has since died testate, leaving a Will of record in Will Book 177, Page 630 in the Probate Court for Davidson County, Tennessee. Thereafter conveyed unto (i) Equitable Trust Company, Successor Trustee under the Will of Joe D. Williams for the benefit of Cohen E. Williams, II, its successors and assigns, a one-fourth (1/4) undivided interest as tenant in common; (ii) Equitable Trust Company, Successor Trustee under the Will of Joe D. Williams for the benefit of Joe D. Williams, Jr. its successors and assigns, a one-fourth (1/4) undivided interest as tenant in common; (iii) Equitable Trust Company, Successor Trustee under the Will of Joe D. Williams for the benefit of Melissa W. Crain, its successors and assigns, a one-fourth (1/4) undivided interest as tenant in common; and (iv) Equitable Trust Company, Successors Trustee under the Will of Joe D. Williams for the benefit of Laurie W. Clayton, its successors and assigns, a one-fourth (1/4) undivided interest as tenant in common (the foregoing constituting, in the aggregate, all of Grantors' interest), by quitclaim deed dated February 12, 1996 from Cohen E. Williams, II, Joseph D. Williams, Jr. and Martin L. Clayton, III, Co-Executors of the Estate of Joe D. Williams of record in Book 9957, Page 604, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Schedule 1, attached hereto and incorporated herein by reference, and the other provisions of this Deed (collectively, the "Permitted Encumbrances").

unimproved ☐
This is improved ☒ property, known as **4031 Nolensville Pike, Nashville, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said, Grantee, forever.

Grantor covenants with the Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims

of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

WITNESS the execution hereby by Grantor. 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 **8th day of December, 2010**.

Trust for the benefit of Cohen E. Williams, II u/w of Joe D. Williams

By: Equitable Trust Company, Successor Trustee
W. Keith Keisling, Vice President

Trust for the benefit of Joe D. Williams, Jr. u/w of Joe D. Williams

By: Equitable Trust Company, Successor Trustee
W. Keith Keisling, Vice President

Trust for the Benefit of Laurie W. Clayton u/w of Joe D. Williams

By: Equitable Trust Company, Successor Trustee
W. Keith Keisling, Vice President

Equitable Trust Company, Successor Trustee, *

By: W. Keith Keisling, Vice President

Trust for the benefit of Melissa W. Crain u/w of Joe D. Williams

By: Equitable Trust Company, Successor Trustee
W. Keith Keisling, Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **W. Keith Keisling** 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 **Vice President, of Equitable Trust Company, Successor Trustee**, the within named bargainor, and as such acknowledges he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at Office this 8th day of **December**, 2010.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

*** (i) Equitable Trust Company, Successor Trustee of the Trust for the benefit of Cohen E. Williams, II under the Will of Joe D. Williams, its successors and assigns, a one-fourth (1/4) undivided interest as tenant in common; (ii) Equitable Trust Company, Successor Trustee of the Trust for the benefit of Joe D. Williams, Jr. under the Will of Joe D. Williams its successors and assigns, a one-fourth (1/4) undivided interest as tenant in common; (iii) Equitable Trust Company, Successor Trustee of the Trust for the benefit of Melissa W. Crain under the Will of Joe D. Williams, its successors and assigns, a one-fourth (1/4) undivided interest as tenant in common; and (iv) Equitable Trust Company, Successors Trustee of the Trust for the benefit of Laurie W. Clayton under the Will of Joe D. Williams, its successors and assigns, a one-fourth (1/4) undivided interest as tenant in common (the foregoing constituting, in the aggregate, all of Grantors' interest).**

Schedule 1

Permitted Encumbrances

1. Real estate taxes for the year 2011, a lien but not yet due and payable.
2. Subject to a utility easement of record in Book 1298, page 488.
3. Matters shown on the Plat of record in Book 4060, page 115.
4. Subject to an unrecorded Billboard easement with Lamar Advertising/Lamar Corp.