Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Will Connor and Kim Matthews 145 Jocelyn Hills Road Nashville, TN 37205	**Part of Map Parcel 12906008200**	**Will Connor and Kim Matthews 145 Jocelyn Hills Road Nashville, TN 37205**
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

WHEREAS, **William Allen Cargile** (the "Decedent") was the owner of certain property located at in Davidson County, Tennessee as set out in Instrument No. Book 8829, page 682, Register's Office for Davidson County, Tennessee, and being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Decedent died on March 23, 2011, and his will (the "Will") is filed of record in with the Chancery Court of Williamson County, Tennessee under Probate No. P6070; and

WHEREAS, pursuant to the Will, Phyllis G. Cargile (also known as Phyllis S. Cargile) was appointed Executrix of the Estate of William Allen Cargile, (the "Estate").

BILL GARRETT, Davidson County
Trans:T20130021408 DEEDWARRSP
Recvd: 03/15/13 11:28 6 pgs
Fees:33.00 Taxes:1591.00
20130315-0026008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Dorothy L Dawlock
Affiant

Subscribed and sworn to before me this 14th day of March, 2013.

CAROL A. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Carol A. Wilson
Notary Public

My Commission Expires: 6-21-16

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Phyllis G. Cargile, Executrix of the Estate of William Allen Cargile** (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **Will Connor and wife, Kim Matthews** (collectively the "Grantees"), Grantee's heirs and assigns, certain land in Williamson County, State of Tennessee, being more particularly described in EXHIBIT A which is attached hereby and incorporated hereby by reference (the "Property").

The conveyance of the Property, and all covenants and warranties contained hereby, are made expressly subject to the matters set forth in EXHIBIT B attached hereto (the Permitted Exceptions").

This is unimproved property located and known as **Jocelyn Hills Road, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the Grantees, Grantees' heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

By its acceptance of this Special Warranty Deed, Grantees agree that the aforesaid lot or parcel of land and all improvements thereon are sold to and accepted by Grantees AS IS, WHERE IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED (other than the warranty of title set forth above).

IN WITNESS WHEREOF, the Grantor has executed this Deed this 14th day of March, 2013.

Ann Peldo Cargile, Attorney in Fact

Phyllis G. Cargile, Executrix
of the Estate of William Allen Cargile by
Ann Peldo Cargile as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CAROL A. WILSON, Notary Public, Ann Peldo Cargile, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is attorney-in-fact for Phyllis G. Cargile, the Executrix of the Estate of William Allen Cargile, and that she, as attorney-in-fact for said Executrix, executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of March, 2013.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 6-21-16

CAROL A. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMM. EXP. JUNE 21, 2016

7/3076830.2
013169-000001

EXHIBIT A

(Legal Description)

LAND LOCATED IN THE 23RD COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID LAND BEING TRACT NO. 3 OF THE ALLEN CARGILE PROPERTY DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 11-14-07 REVISED 2-21-13 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN R.L.S. #1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE NORTHERLY MARGIN OF THE 50 FOOT RADIUS CUL-DE-SAC OF CLEARBROOK DRIVE AT THE SOUWEST CORNER OF THE WILL CONNERS AND KIM MATTHEWS LAND (INSTRUMENT # 20080505-0045780 R.O.D.C., TN); THENCE WITH SAID NORTHERLY MARGIN WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 50.00 FEET A CHORD BEARING AND DISTANCE OF S 52°23'48" W 43.51 FEET FOR AN ARC LENGTH OF 45.02 FEET TO AN IRON ROD (NEW) AT A CORNER TO TRACT NO. 2 FROM A SURVEY OF THIS SAME DATE; THENCE LEAVING SAID CLEARBROOK DRIVE WITH SAID TRACT NO. 2 N 04°57'40" E 212.63 FEET TO AN IRON ROD (NEW) ON THE SOUTHERLY MARGIN OF A 50 FOOT WIDE INGRESS / EGRESS EASEMENT THAT SERVES THIS AND OTHER TRACTS; THENCE, CROSSING SAID EASEMENT N 19°44'02" W 50.01 FEET TO AN IRON ROD (NEW) ON THE NORTHERLY MARGIN OF SAID EASEMENT; THENCE WITH SAID NORTHERLY MARGIN S 71°34'54" W 89.63 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE RIGHT THAT HAS A RADIUS OF 323.15 FEET, A CHORD BEARING AND DISTANCE OF N 88°54'14" W 215.87 FEET FOR AN ARC LENGTH OF 220.10 FEET TO AN IRON ROD (NEW); THENCE, LEAVING SAID NORTHERLY MARGIN CONTINUING WITH SAID TRACT NO. 2 N 02°27'26" E 308.49 FEET TO AN IRON ROD (OLD) AT A CORNER TO SAID TRACT NO. 2 AND THE DENNIS JOHNSON AND FLETCHER FOSTER LAND (INSTRUMENT # 20090904-0083590 R.O.D.C., TN); THENCE WITH SAID JOHN / FOSTER N 25°40'08" W 275.03 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY LINE OF LOT 3, TRACTS 2 AND 3, JOCELYN HILLS (BOOK 8250, PAGE 640 R.O.D.C., TN) OWNED BY CHRISTOPHER C. REMKE AND EMILY LOUISE REMKE (BOOK 11541, PAGE 286 R.O.D.C., TN); THENCE WITH SAID REMKE N 65°22'28" E 364.19 FEET TO AN IRON ROD (OLD) IN THE WESTERLY LINE OF LOT 7, WEST MEADE FARMS, INC. (BOOK 1835, PAGE 94 R.O.D.C., TN) OWNED BY NICHOLAS AND GLORIA RUBADEAU (INSTRUMENT # 20111102-0085199 R.O.D.C., TN); THENCE WITH SAID LOT 7 AND LOT 8 OF SAID WEST MEADE FARMS, INC. , SECTION 4 OWNED BY RICHARD D. ROGNEHAUGH AND JACQULIN K. ROGNEHAUGH (INSTRUMENT # 20020403-0040380 R.O.D.C., TN) S 30°30'17" E 303.06 FEET TO AN IRON ROD (OLD) AT A CORNER TO SAID CONNER; THENCE WITH SAID CONNER S 59°26'28" W 169.24 FEET TO AN IRON ROD (OLD); THENCE S 19°44'03" E, CROSSING SAID EASEMENT NORTHERLY MARGIN AT 340.71 FEET FOR A TOTAL DISTANCE OF 390.72 FEET TO AN IRON ROD

(NEW); THENCE S 08°51'44" W 203.51 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT CONTAINING 223839.24 SQ. FT. OR 5.14 ACRES MORE OR LESS.

Being part of the same property conveyed to William Allen Cargile by Special Warranty Deed from Third National Bank in Nashville, recorded December 31, 1992, in Book 8829, page 682, Register's Office for Davidson County, Tennessee. The said William Allen Cargile died testate on March 23, 2011. His will was probated in the Chancery Court of Williamson County, Tennessee under Probate No. P6070 naming Phyllis G. Cargile as Executrix.

EXHIBIT B

(Permitted Exceptions)

1. Real property taxes for 2013.

2. Matters shown on the plan of record in Instrument No. 200711130133008, Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 11444, page 165 and Book 11444, page 198, Register's Office for Davidson County, Tennessee.

4. Easement Agreement of record in Book 9460, page 465, Register's Office for Davidson County, Tennessee.

5. Easement Agreement and Restrictive Covenants of record in Book 8902, page 110, Register's Office for Davidson County, Tennessee.

6. Easements set forth in instruments of record in Book 9460, page 461, Book 10264, page 944 and Book 8829, page 682, Register's Office for Davidson County, Tennessee.

7. Restrictive covenants contained in instrument of record in Instrument No. 20080505-0045779, Instrument No. 20080505-0045781, Instrument No. 20110401-0025230, and as further supplemented by Instrument No. 20130315-0026006, said Register's Office.

8. Title to that portion of the subject property within the bounds of Jocelyn Hills Road.