File Box 243

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Lewis Cyree
846 Battle Road
Nolensville, TN 37135

BILL GARRETT, Davidson County
Trans:T20130066108 DEEDWARRSP
Recvd: 08/02/13 08:31 4 pgs
Fees:23.00 Taxes:1102.60
20130802-0080601

SEND TAX BILL:
Lewis Cyree
846 Battle Road
Nolensville, TN 37135

MAP AND PARCEL:
18700009400

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 298,000.00.

Lewis Cyree
AFFIANT

Subscribed and sworn to before me this 31st day of July, 2013.

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Amelia Warren Workman, Administrator of the Estate of Owen Marshall Warren**, pursuant to an Order to Administer the Estate of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-1941, and **Amelia Warren Workman and Kevin David Warren, as the sole Heirs at Law of Owen Marshall Warren,** has this day bargained and sold, and do hereby transfer and convey unto **Lewis Cyree**, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known 846 Battle Road, Nolensville, TN 37135.

And now **Amelia Warren Workman, Administrator of the Estate of Owen Marshall Warren and Amelia Warren Workman and Kevin David Warren, as the sole Heirs at Law,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Lewis Cyree** his heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular 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 31st day of July, 2013.

Estate of Owen Marshall Warren

By: _____
Amelia Warren Workman, Administrator

By: _____
Amelia Warren Workman

By: _____
Kevin David Warren by Amelia Warren Workman
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Amelia Warren Workman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Owen Marshall Warren,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-1941 the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 31st day of July, 2013.

_____
NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Amelia Warren Workman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 31st day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 10/5/15

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Amelia Warren Workman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **Attorney-in-Fact of Kevin David Warren,** the bargainor, and as such Attorney-in-Fact, being so authorized executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 31st day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 10/5/15

File No.: 2013-109

EXHIBIT A

Land located in the 5th Civil District of Davidson County, Tennessee, bounded on the North by Tract #3 of this survey; on the East by Tract #1 of this survey; on the South by the centerline of Battle Road; and on the West by property of Lucien Battle (Deed Book 2279,page 319, RODCT), described as follows:

Beginning at a nail in the center line of Battle Road being the southwest corner of property of Andy Burkitt (Tax Map 187, Parcel 21), and the southeast corner of Tract # 1 of this survey; thence with the centerline of Battle Road, N 88 deg. 13' 30" W, 293.63 feet to a nail being the BEGINNING of this survey, the southeast corner of this tract; thence continuing with the centerline of road, N 88 deg .13' 30" W, 63.70 feet to a nail and N 87 deg. 24' W, 208.30 feet to a pint being the southwest corner of this tract; thence leaving said road with the easterly line (fenced) of Lucien Battle, N 4 deg. 33' 45" E, through an old pipe 16.6 feet off the centerline of the road and continuing for a total distance of 865.0 feet to a pin in the fence line being the northwest corner of this tract; thence with the southerly line of Tract #3 of this survey, S 63 deg. 28' 13" E, 342.70 feet to a pin being the northeast corner of this tract; thence with the westerly line of Tract #1 of this survey, S 14 deg. 38' 50" W, 326.0 feet to a pin and S 3 deg. 00' W, 405.76 feet to the BEGINNING, containing 5.11 acres, more or less, according to a survey by Robert Francis, dated 8/27/85.

Being the same property conveyed to Owen Marshall Warren, unmarried, by deed from Ronald C. Deardorff and wife, Sherry G. Deardorff of record in Book 9598, page 228, Register's Office for Davidson County, Tennessee. Marshall Owen Warren having died on December 6, 2012, intestate, and Estate having been brought into probated pursuant to an Order to Administer Estate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 12P-1941.His sole surviving heirs at law being his sister, Amelia Warren Workman, and a step brother, Kevin David Warren.

This conveyance is subject to 2013 taxes, prorated and assumed by the Grantee; Subject to the restrictive covenants as set out in Book 6653, page 27; to Private Roadway Easement as set out in Book 6653, page 29, as amended in Book 6883,page 645, said Register's Office. Subject to the rights and claims against the Estate of Owen Marshall Warren.
This property is being sold as is.