BILL GARRETT, Davidson County
Trans:T20130090938 DEEDWARRSP
Recvd: 10/23/13 09:12 3 pgs
Fees:18.00 Taxes:1165.50
20131023-0110296

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
Suite 1700
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $315,000.00.

AFFIANT

Subscribed and sworn to before me, this 15th day of October, 2013.

NOTARY PUBLIC

My Commission Expires:

ERICA MARTINEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2015

Address New Owners as Follows:
David E. Johnson

8388 COLLINS RD
NASHVILLE TN 37221

Send Tax Bills To:

SAME

Map-Parcel Number:

Map 155
Parcel 74

SPECIAL **WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

John E. Cain, III Revocable Living Trust, John E. Cain, III Trustee and David W. Wiley (collectively "Grantor"), do hereby bargain, sell, transfer and convey unto David E. Johnson "Grantee") his successors and assigns, real property located in Davidson County, Tennessee and more particularly described as follows:

Being a parcel of land in Nashville, Davidson County, Tennessee located south of of Poplar Creek Road at its intersection with Rolling river Parkway, being the southeasterly comer of property shown on the plan of Harpeth Glen as of record in Book 7900, page 585, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the westerly line of property conveyed to Cecil d. Branstetter by deed of record in Book 4745, page 599, R.O.D.C., said point being southerly 1,731.48 feet from the southerly right-of-way line of Poplar Creek Road,
THENCE, with said line the following calls:
S 04 degrees 18 min 52 sec W, 29.98 feet to a point; S 06 degrees 43 min 56 sec W, 42.13 feet to a point;

S 03 degrees 44 min 25 sec W, 187.02 feet to a point; S 02 degrees 55 min 07 sec W, 110.75 feet to a point;
THENCE, with the northerly line of property conveyed to Herndon Properties by deed of record in Book 6478, page 499, R.O.D.C., the following calls:
N 89 degrees 56 min 21 sec W, 344.05 feet to a point:
N 83 degrees 59 min 03 sec W, 165.QI feet to a point; N 81 degrees 26 min 22 sec W. 90 feet to a point;
THENCE, leaving said line with a severance line, N 03 degrees 44 min 25 sec E, 383.78 feet to a point;
THENCE, continuing with said severance line, S 85 degrees 41 min 08 sec E, 598.84 feet to the point of beginning containing 230, 468 square feet or 5.29 acres, more or less according to the survey of Barge, Waggoner, Sumner and Cannon, R.L.S. No. 819, date August II, 1993.
This is unimproved property generally known as 8135 Poplar Creek Road, Nashville, Tennessee 37221.

Being the same property conveyed to **John E. Cain, III Revocable Living Trust, John E. Cain, III Trustee and David W. Wiley** by deed from Barbara S. Griffin of record as Instrument No. **20130116-0004963,** Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

AND **John E. Cain, III Revocable Living Trust, John E. Cain, III Trustee and David W. Wiley** do hereby covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except for current years taxes which are being prorated and paid from closing and matters on plan of record in Plat Book 7900, Page 585, Register's Office for Davidson County, Tennessee.

AND **John E. Cain, III Revocable Living Trust, John E. Cain, III Trustee and David W. Wiley do** further covenant and bind themselves, their heirs, representatives and assigns to warrant and forever defend the title to said land to the said Grantee, his successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

The subject property has never served as a residence of David W. Wiley.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 7th day of October, 2013.

John E. Cain III Revocable Living Trust

BY: _____
John E. Cain, III, Trustee

_____
David W. Wiley

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public of this county, **John E. Cain III, trustee**, of the **John E. Cain III Revocable Living Trust** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of October, 2013.

_____
NOTARY PUBLIC

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David W. Wiley,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 7th day of October, 2013.

_____
NOTARY PUBLIC

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

My commission expires: _____