BILL GARRETT, Davidson County
Trans:T20130097540 DEEDWARRSP
Recvd: 11/15/13 12:53 5 pgs
Fees:28.00 Taxes:86.33
20131115-0118349

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MVS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
James David Andrews, IV 1626 Chickering Road Nashville, TN 37215	Same	Map 144-13 Parcel 25.00

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 which are hereby acknowledged, Josephine Andrews Barksdale (a/k/a Josephine Andrews) (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to James David Andrews, IV and his successors and assigns (the "Grantee"), all of her undivided one-third interest in certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

Said one-third interest in property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said one-third interest in property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is an undivided one-third interest in unimproved property known as 1622 Chickering Road, Nashville, Tennessee 37215.

Grantor covenants and binds herself and her successors to warrant specially and defend to Grantee forever the title to said one-third interest in the property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 13th day of November, 2013.

By: Josephine Andrews Barksdale
Name: Josephine Andrews Barksdale

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Josephine Andrews Barksdale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of November, 2013.

Blaine Smith
Notary Public

My Commission Expires:

6-21-2016

BLAINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires June 21, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $23,333.00.

Affiant

Sworn to and subscribed before me this 13th day of November, 2013.

Notary Public

My Commission Expires:

10/18/2016



EXHIBIT A

A certain tract or parcel of land lying in Davidson County, Tennessee, being Lot No. 2, on the Plan of Andrew's Property, of record in Plat Book 6200, page 121, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Together with an appurtenant easement for a first class private road and public utilities 20 feet in width from the east margin of Chickering Road reserved in Warranty Deed of record in Book 3068, page 121, Register's Office for Davidson County, Tennessee, and as set out in Warranty Deed of record in Book 5352, page 561, Register's Office for Davidson County, Tennessee

Being part of the same property conveyed to Josephine Andrews, James David Andrews, IV, and Jonathan Douglass Andrews, by quitclaim deed from Equitable Trust Company, Trustee, pursuant to Order Approving Motion to Substitute Trustee of the Seventh Circuit Court for Davidson County, Tennessee, Case No. 10P-378, of record in Instrument No. 20110112-0003300, Register's Office for Davidson County, Tennessee, of record in Instrument No. 20120702-0058159 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2013 and subsequent years, a lien, not yet due and payable.

12472539.1