SPECIAL WARRANTY DEED

FROM: H. Rodes Hart, Jr., Grantor

This instrument was prepared by:

Lea W. Stouffer
6507 Brownlee Dr.
Nashville, Tennessee 37205

TO: Daphne Larkin, an unmarried woman, and Stephanie McElvy, an unmarried woman collectively, Grantees

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Daphne Larkin and Stephanie McElvy 6412 Bresslyn Road Nashville, TN 37205	Same	115-14-0-036.00

BILL GARRETT, Davidson County
Trans:T20130097580 DEEDWARRSP
Recvd: 11/15/13 14:30 5 pgs
Fees:28.00 Taxes:1089.19
20131115-0118415

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Ninety Four Thousand Three Hundred Seventy Six and 67/100 Dollars ($294,376.67).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 12 day of November, 2013.

Notary Public

My Commission Expires: 3/7/2013

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION OF the sum of Two Hundred Ninety Four Thousand Three Hundred Seventy Six and 67/100 Dollars ($294,376.67), the receipt and sufficiency of which are hereby acknowledged, H. Rodes Hart, Jr. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Daphne Larkin, an unmarried woman, and Stephanie McElvy, an unmarried woman (collectively, the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, structures and/or fixtures located thereon (the "Property").

The Property is improved property known as 6412 Bresslyn Road, Nashville, TN 37205.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

The Property has never been used as the principal residence of the Grantor.

Witness my hand as of the 12 day of November, 2013.

H. Rodes Hart, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jan Bachus, a Notary Public of said County and State, personally appeared H. Rodes Hart, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name thereto.

Witness my hand and seal, at Office, this 12 day of November, 2013.

Jan Bachus
Notary Public

My Commission Expires: 3/7/17

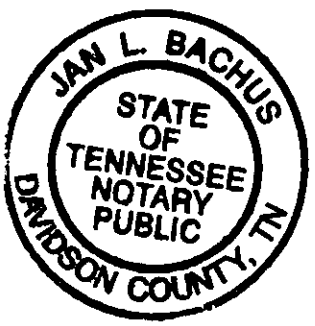


EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 707 on the Plan of West Meade Farms, VII, of record in Book 2331, page 13, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to H. Rodes Hart, Jr. from The Lewis W. Gordon and Jill T. Gordon Living Trust Agreement, of record as Instrument 20120312-0021360, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the prior deed.

EXHIBIT B

Encumbrances

1. Lien of 2014 Real Estate Taxes, not yet due and payable.

2. Matters shown on Plan of record in Book 2331, page 13, in the Register's Office for Davidson County, Tennessee.

3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to the Property.

4. All other easements, restrictions and stipulations of record and all governmental laws, ordinances and regulations affecting the Property.