THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
109 Westpark Drive; Suite 330
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140002277 DEEDWARRSP
Recvd: 01/10/14 12:46 4 pgs
Fees:23.00 Taxes:4810.00
20140110-0002853

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #**
John R. Elder and wife, Anita Rose Elder 117 West Hampton Place Nashville, TN 37205	NEW OWNERS	103-10-106.02

FOR AND IN CONSIDERATION OF THE SUM OF **Ten Dollars ($10.00)** cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **101 White Bridge Property GP, a Tennessee general partnership** (GRANTOR), has this day bargained and sold and hereby transfers and conveys to **John R. Elder and wife, Anita Rose Elder** (GRANTEES), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, and assigns, forever; and Grantor does covenant with Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown on Exhibit B attached hereto; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused this instrument to be executed on this 8th day of January, 2014.

101 White Bridge Property GP,
A Tennessee general partnership

By: Debbie Watkins Cameron
Debbie Watkins Cameron, General Partner

By: Timmie L. Cameron Jr.
Timmie L Cameron, Jr., General Partner

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Debbie Watkins Cameron**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the General Partner of 101 White Bridge Property GP, the within bargainor, and general partnership, and that she as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said Debbie Watkins Cameron, as General Partner.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 8th day of January, 2014.

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-3-2015

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Timmie L Cameron, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the General Partner of 101 White Bridge Property GP, the within bargainor, and general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said Timmie L Cameron, Jr, as General Partner.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 8th day of January, 2014.

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-3-2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is **$1,300,000.00.**

Affiant

Subscribed and sworn to before me, this 7th day of January, 2014.

Notary Public

My commission expires:

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

EXHIBIT A
(Legal Description)

A tract of land in the Eighth Civil District of Davidson County, Tennessee, being the southeast part of the tract marked "Reserved for Future Development" as shown on the plan of Hillwood Terrace, as of record in Book 2663, page 50, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated October 4, 2006, as prepared by Billy Carl Tomlin & associates, R.L.S. Number 383, 1931 Lewisburg Pike, Franklin, Tennessee, 37064, as follows:

Beginning at a p.k. nail set in the westerly margin of White Bridge Road at the southeast corner of the Ragland Corporation property as per Instrument No. 200306060078554, Register's Office for Davidson County, Tennessee, and the northeast corner of the Morris property as of record in deed book 4727, Page 534, Register's Office for Davidson County, Tennessee, said point of beginning being the northeast corner of the herein described land; thence, with the westerly margin of White Bridge Road as shown on the aforementioned Hillwood Terrace plan, South 14° 23 minutes 00 seconds East, a distance of 55.03 feet to a p.k. nail set at the beginning of a return curve at the intersection of White Bridge Road and Brookwood Place; thence, leaving the margin of White Bridge Road with the northerly right-of-way of Brookwood Place, 39.27 feet along the arc of a curve concave to the northwest, that has a radius of 25.00 feet to a p.k. nail set, said curve having a central angle of 90° 00 minutes 00 seconds, and a chord bearing and distance of South 30° 37 minutes 00 seconds West, 35.36 feet; thence, with the northerly right-of-way of Brookwood Place, South 75° 37 minutes 00 seconds West, a distance of 148.71 feet to a p.k. nail set at the point of curvature of a tangent curve; thence, with the northerly right-of-way of Brookwood Place, 6.29 feet along the arc of a curve concave to the north, that has a radius of 300.20 feet to an iron pin set, said curve having a central angle of 01° 11 minutes 59 seconds and a chord bearing and distance of South 76° 12 minutes 59 seconds West, 6.29 feet; thence, leaving Brookwood Place, with the easterly boundary of Lawrence A. Averbuch's Lot#4, as shown in Book 4955, Page 10, Register's Office for Davidson County, Tennessee, North 14° 12 minutes 15 seconds West, a distance of 79.96 feet to a p.k. nail set at the southwest corner of the Ragland Corporation tract; thence, with the southerly boundary of the Ragland Corporation tract, North 75° 37 minutes 00 seconds East, a distance of 179.75 feet to the point of beginning.

Being the same property conveyed to 101 White Bridge Road Property GP by Deed from Cameron Express Carwash, LLC of record at Instrument No. 200710180123845, Register's Office for Davidson County, Tennessee, dated October 16, 2007 and recorded on October 18, 2007.

EXHIBIT B
Permitted Exceptions

1. Taxes and assessments for the year 2014, and subsequent years.

2. Subject to all matters shown on the Plan of record in Plat Book 2663, Page 50, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 2750, Page 521, in the Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Abandonment Agreement of record in Book 6628, Page 851, in the Register's Office for Davidson County, Tennessee.